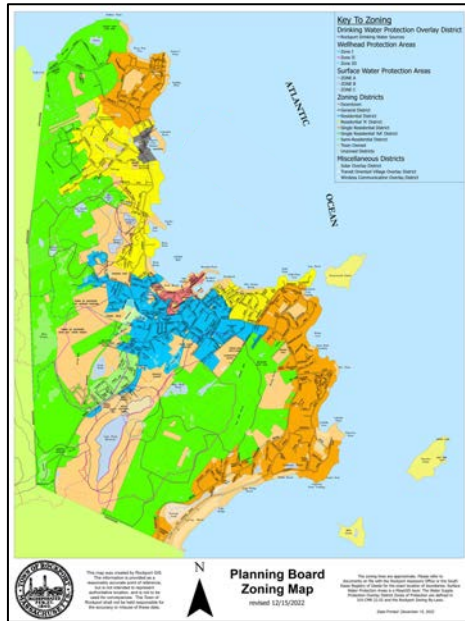


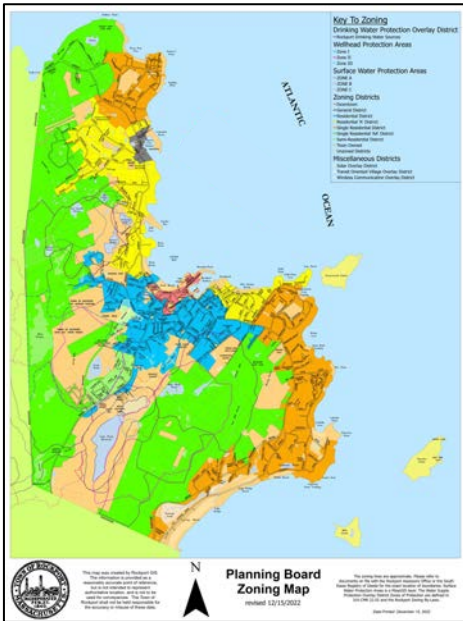
Zoning Bylaw Amendments

March 9, 2023 Public Hearing



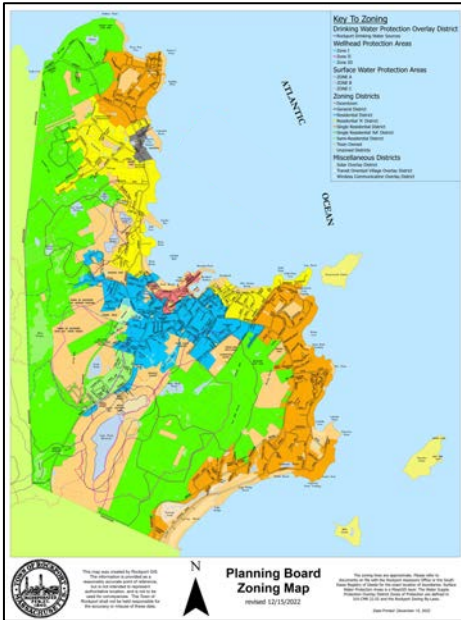
Zoning Bylaw Amendments

April 1, 2023 Spring Town Meeting



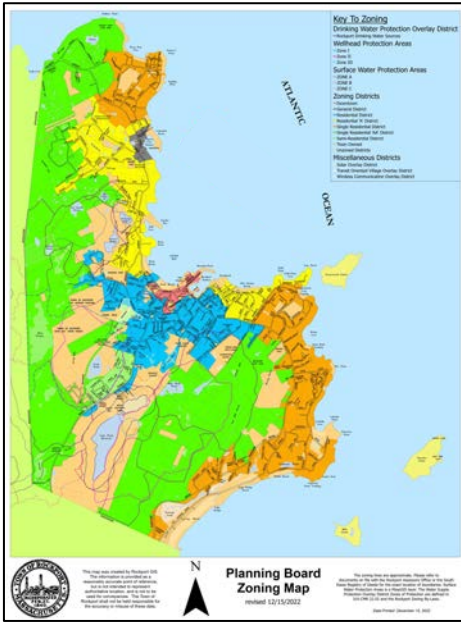
- **7 Remaining Warrant Articles**
- **D-I completed in January**
- **This Public Hearing is to hear from you on these Warrant Articles, and propose amendments at the continued town meeting in April.**
- **Also, to review multifamily housing requirements of the CHCD for MBTA Communities.**

Planning Board Goals



- **Correct Errors**
- **Remove Redundancies**
- **Eliminate Dated Regulations**
- **Incorporate Best Practices**
- **Make Zoning Easier to Use**

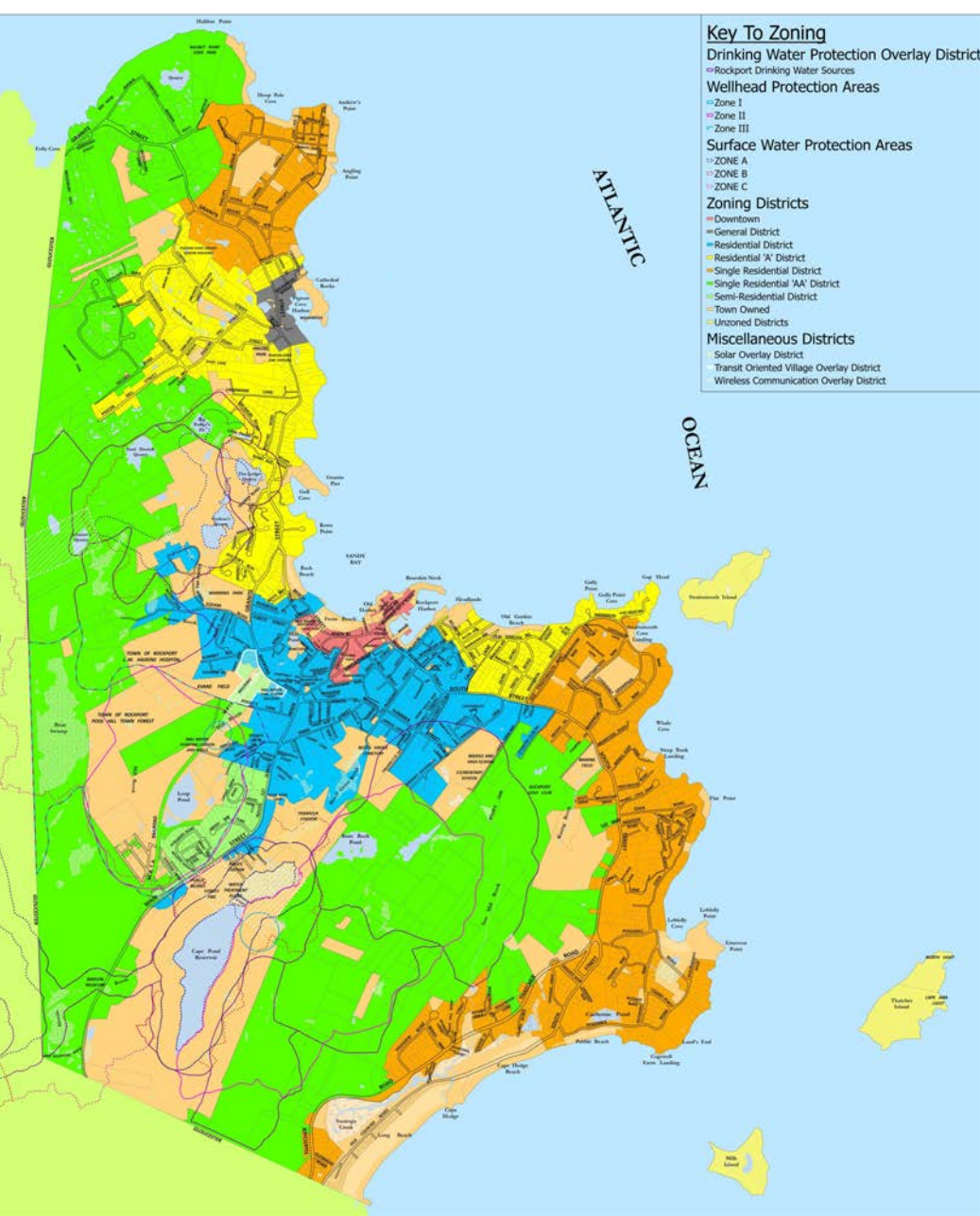
Planning Board Goals



- **Correct Errors**
- **Remove Redundancies**
- **Eliminate Dated Regulations**
- **Incorporate Best Practices**
- **Make Zoning Easier to Use**
- **Maintain the Town's Character**
- **Support Housing Affordability**
- **Plan for Climate Change**

Planning Board Zoning Map

- Rockport Zoning Districts
- Available Online



- <https://www.rockportma.gov/planning-board/pages/zoning-bylaws-and-zoning-map>



This map was created by Rockport GIS. The information is provided as a reasonably accurate point of reference, but is not intended to represent authoritative location, and is not to be used for conveyances. The Town of Rockport shall not be held responsible for the accuracy or misuse of these data.



Planning Board Zoning Map

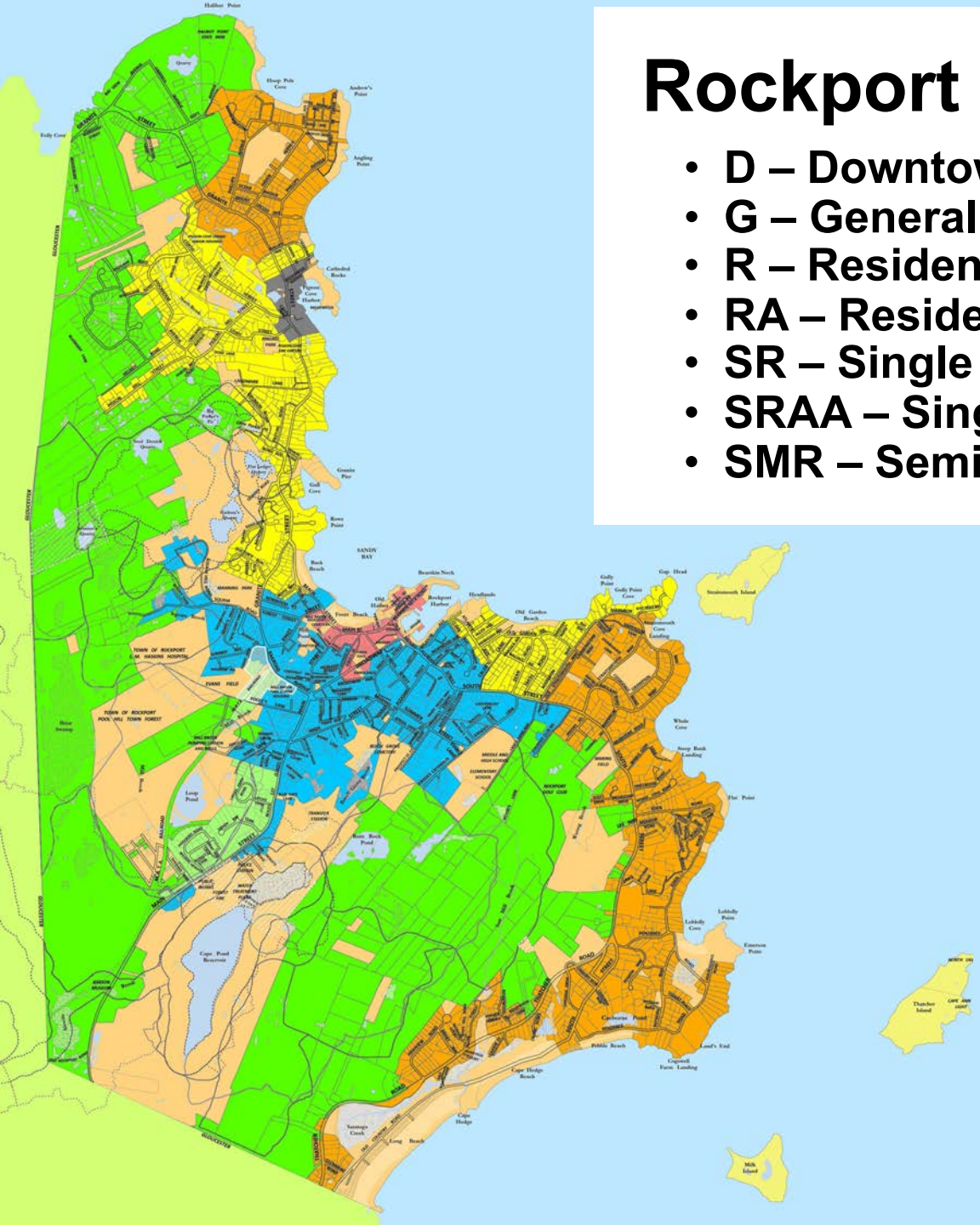
revised 12/15/2022

The zoning lines are approximate. Please refer to documents on file with the Rockport Assessors Office or the South Essex Registry of Deeds for the exact location of boundaries. Surface Water Protection Areas is a MassGIS layer. The Water Supply Protection Overlay District and Zoning Districts are defined in 31B CMR 2.00 and the Rockport Zoning By-Laws.

Date Printed: December 15, 2022

Rockport Zoning Districts

- D – Downtown
- G – General
- R – Residential
- RA – Residential A
- SR – Single Residential
- SRAA – Single Residential AA
- SMR – Semi-Residential



D - Downtown

- Min. Lot Size 1 Family = **5,000 sf**
- Min. Lot Size 2 Family = 5,000 sf
- Street Frontage = 30 ft
- Front Yard Setback = 10 ft
- Side Yard Setback = 10 ft
- Rear Yard Setback = 10 ft
- Building Coverage = 50%

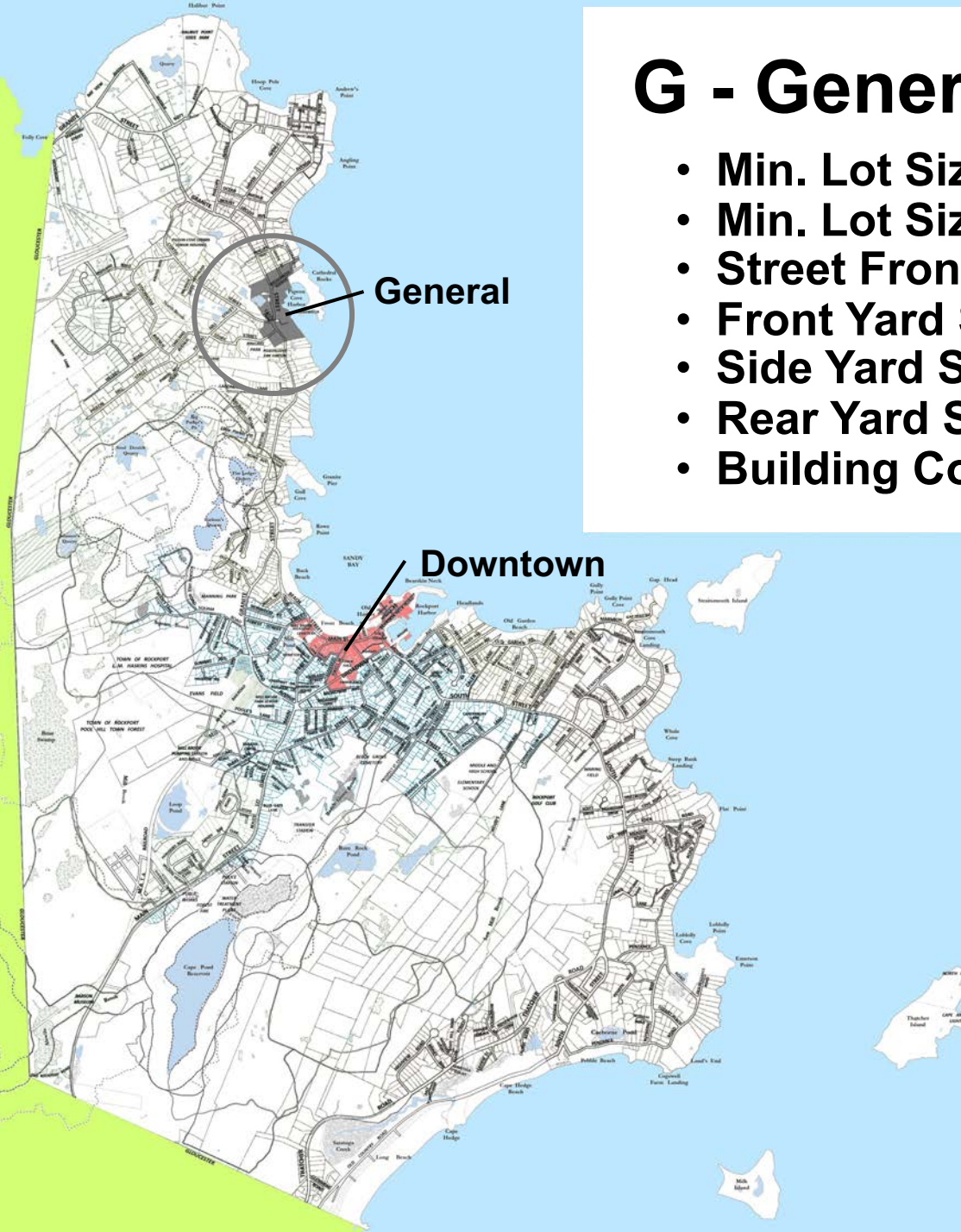


G - General

- Min. Lot Size 1 Family = **7,500 sf**
- Min. Lot Size 2 Family = 7,500 sf
- Street Frontage = 50 ft
- Front Yard Setback = 15 ft
- Side Yard Setback = 10 ft
- Rear Yard Setback = 10 ft
- Building Coverage = 50%



Downtown



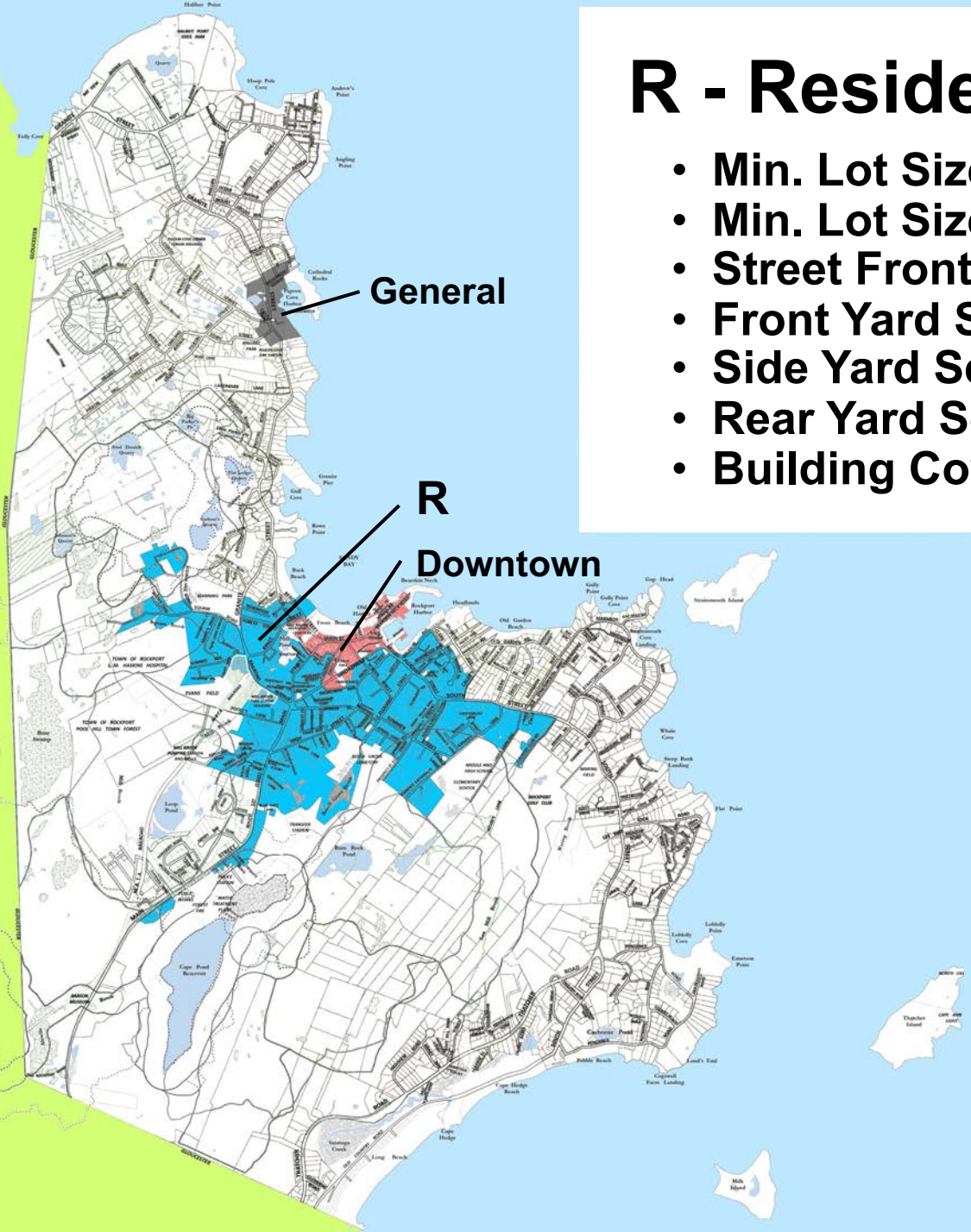
R - Residential

- Min. Lot Size 1 Family = **10,000 sf**
- Min. Lot Size 2 Family = 15,000 sf
- Street Frontage = 50 ft
- Front Yard Setback = 20 ft
- Side Yard Setback = 10 ft
- Rear Yard Setback = 10 ft
- Building Coverage = 25%

General

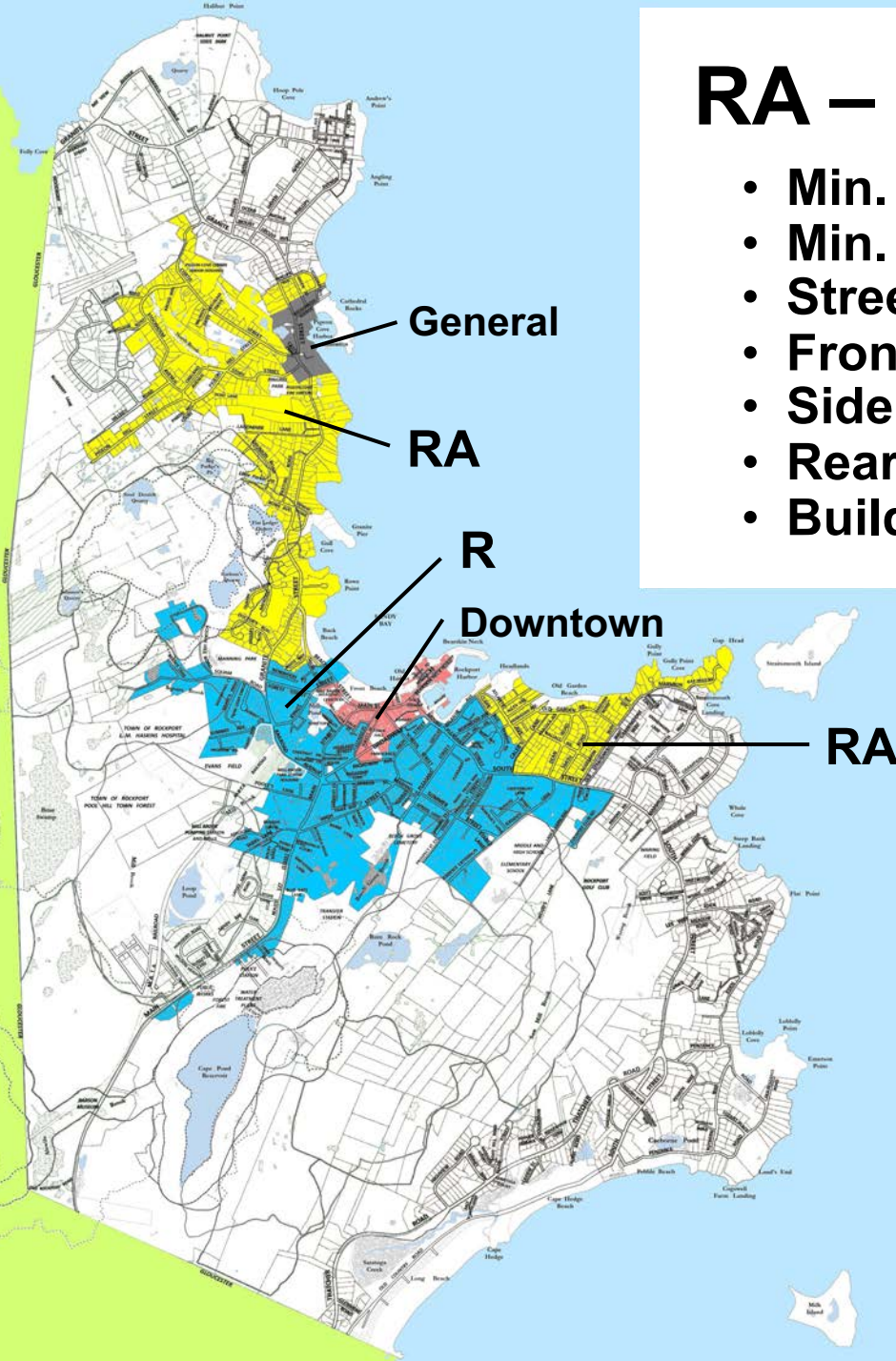
R

Downtown



RA – Residential A

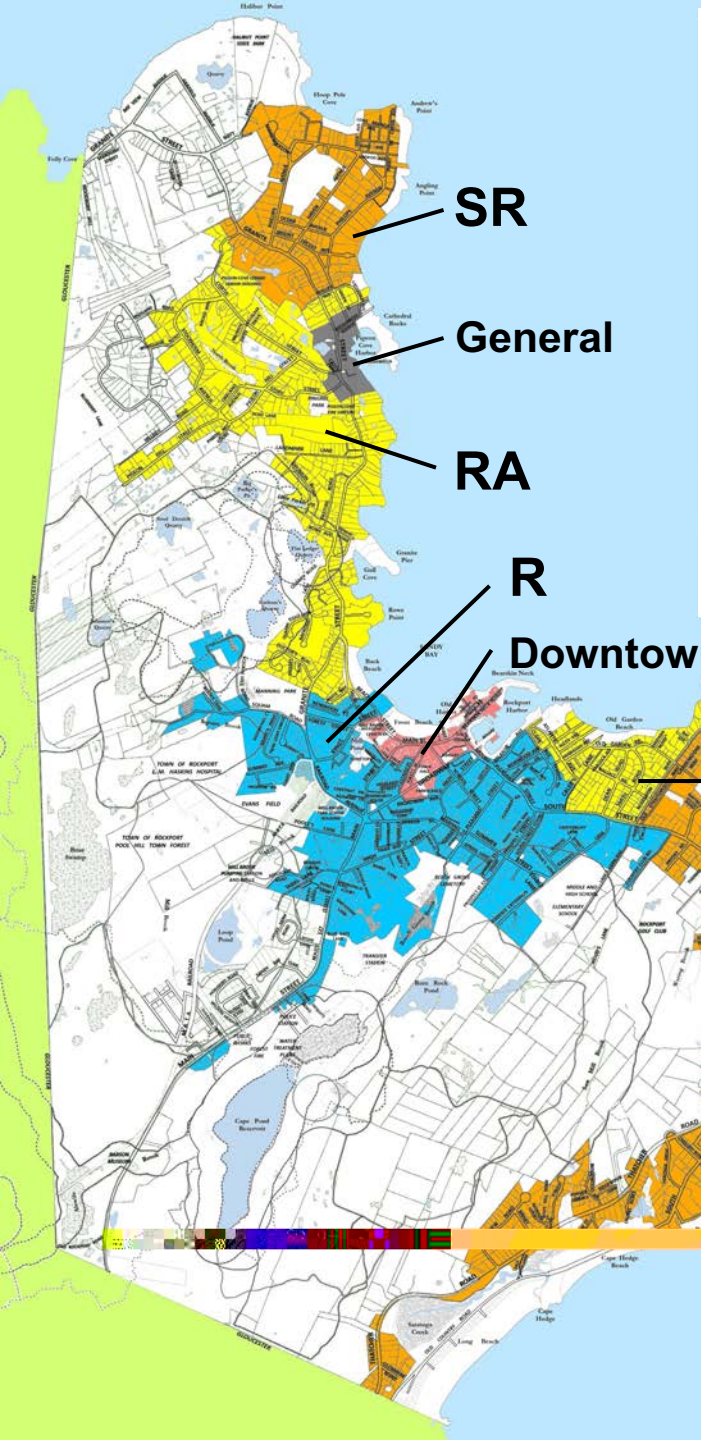
- Min. Lot Size 1 Family = **12,000 sf**
- Min. Lot Size 2 Family = 20,000 sf
- Street Frontage = 75 ft
- Front Yard Setback = 20 ft
- Side Yard Setback = 15 ft
- Rear Yard Setback = 15 ft
- Building Coverage = 20%



SR – Single Residential

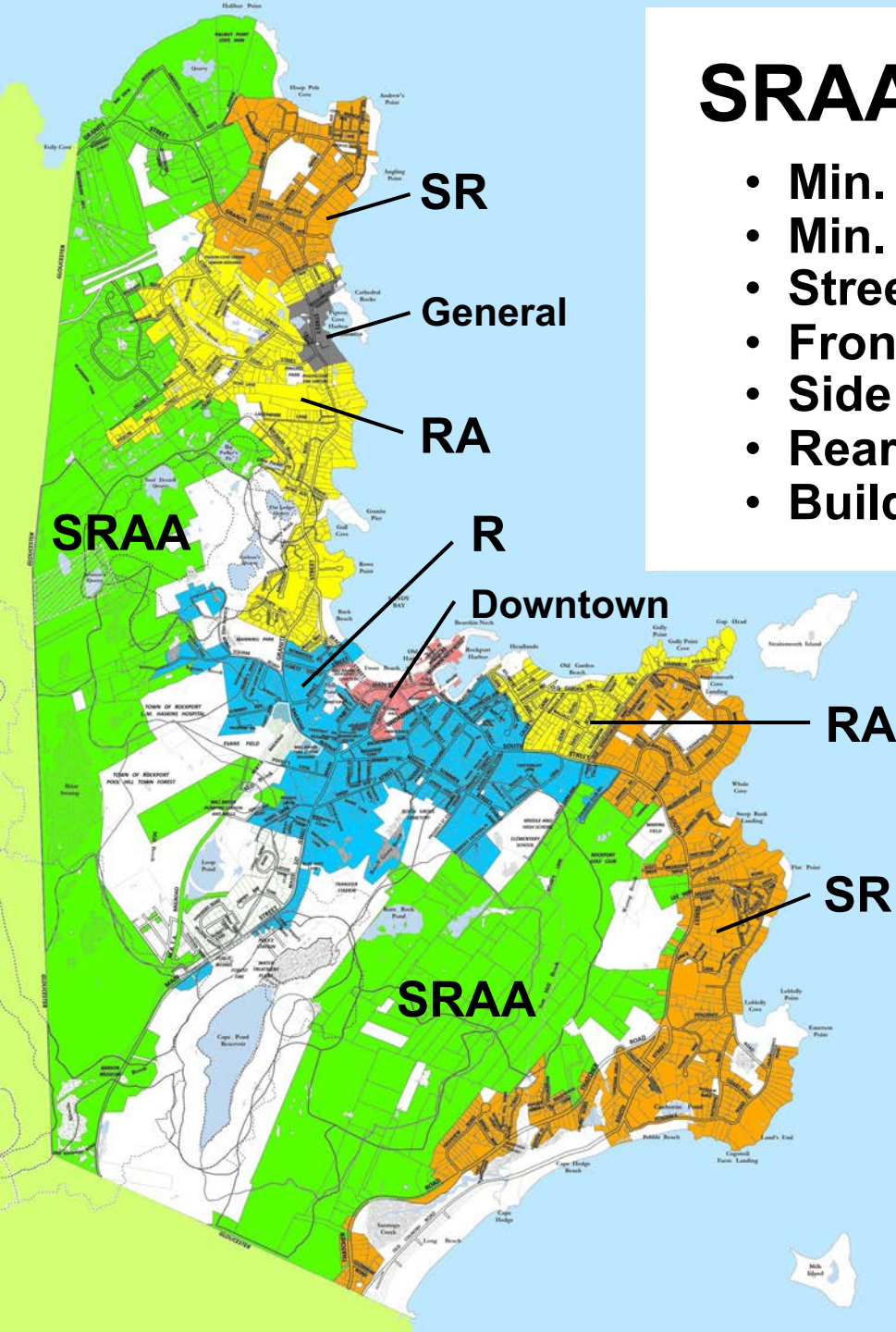
- Min. Lot Size 1 Family = **20,000 sf**
- Min. Lot Size 2 Family = 20,000 sf
- Street Frontage = 75 ft
- Front Yard Setback = 20 ft
- Side Yard Setback = 15 ft
- Rear Yard Setback = 15 ft
- Building Coverage = 15%

- [illegible]



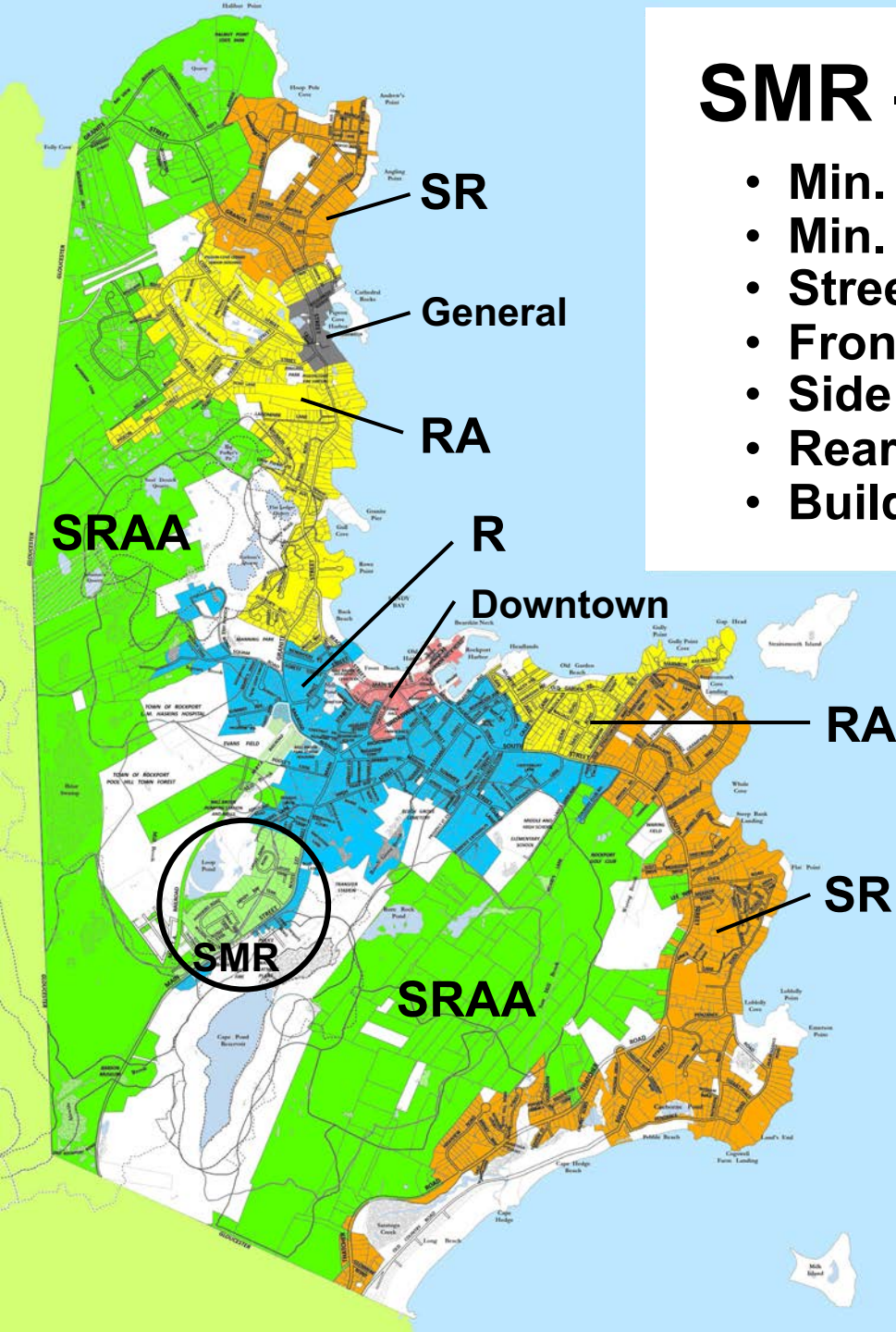
SRAA – Single Res. AA

- Min. Lot Size 1 Family = **40,000 sf**
- Min. Lot Size 2 Family = 40,000 sf
- Street Frontage = 150 ft
- Front Yard Setback = 20 ft
- Side Yard Setback = 15 ft
- Rear Yard Setback = 15 ft
- Building Coverage = 10%



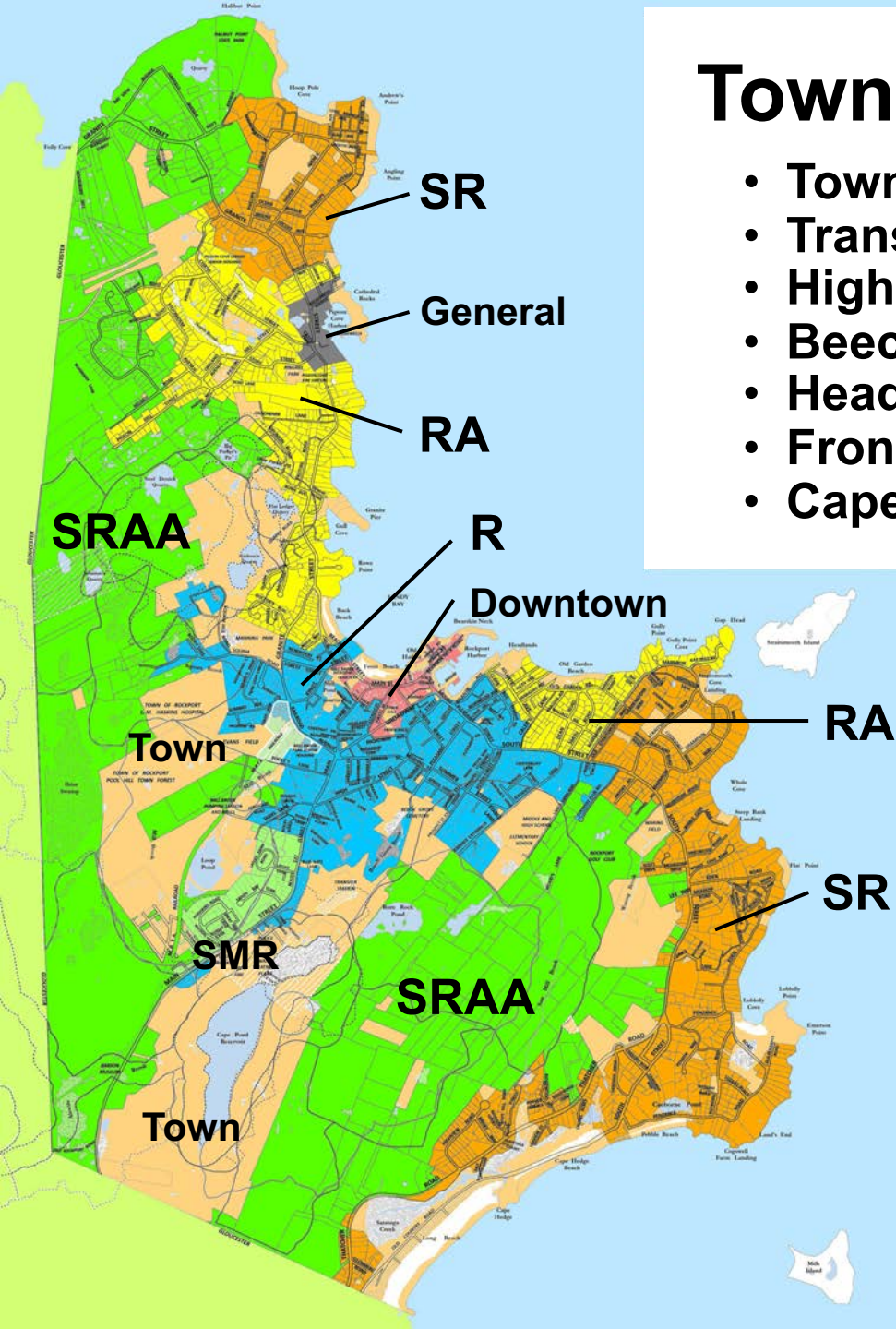
SMR – Semi-Residential

- Min. Lot Size 1 Family = **10,000 sf**
- Min. Lot Size 2 Family = 15,000 sf
- Street Frontage = 50 ft
- Front Yard Setback = 20 ft
- Side Yard Setback = 10 ft
- Rear Yard Setback = 10 ft
- Building Coverage = 50%

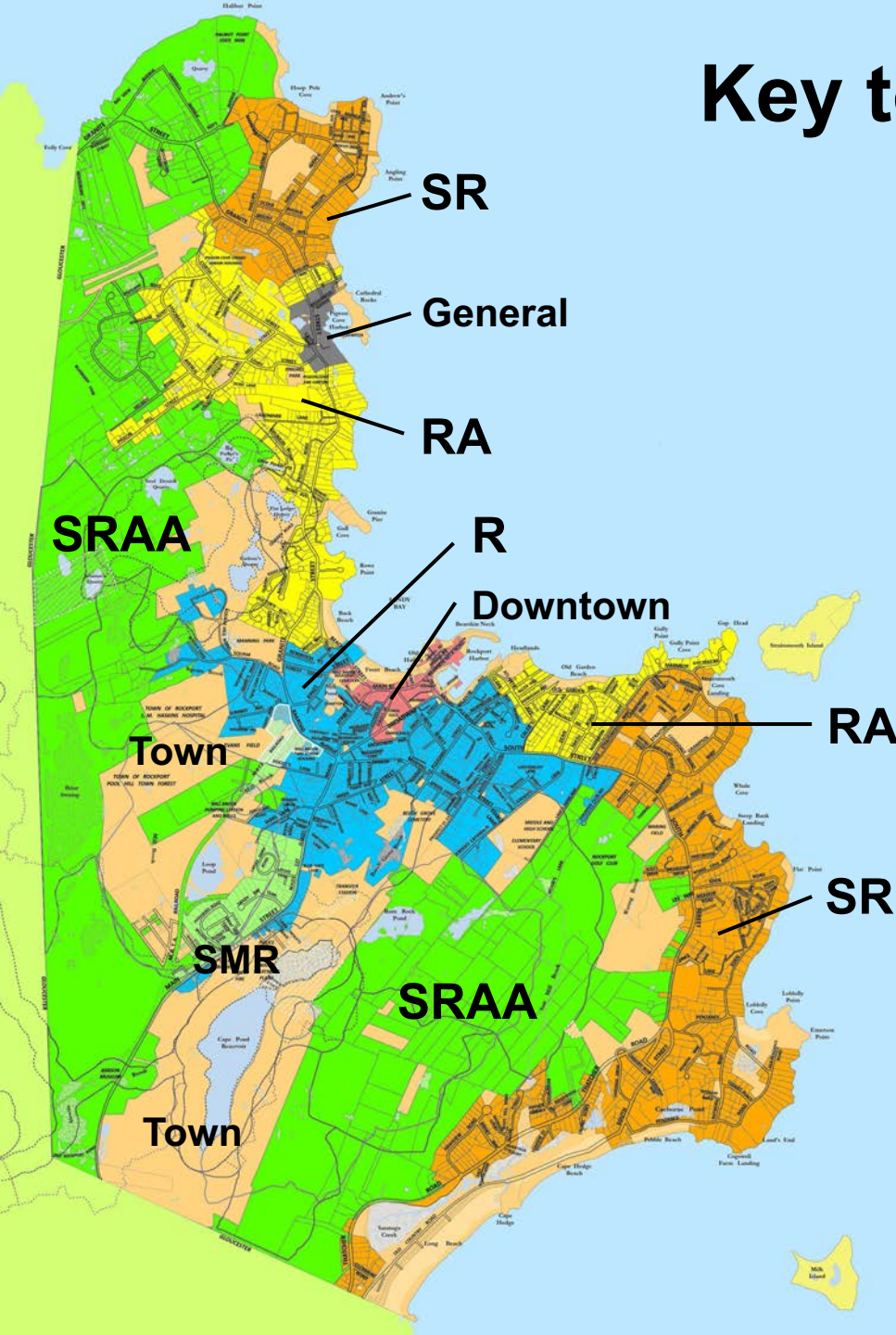


Town Land

- Town Forest
- Transfer Station
- High School and Middle School
- Beech Grove Cemetery
- Headlands
- Front and Back Beaches
- Cape Pond Reservoir ... etc



Key to Zoning Districts



Key To Zoning

Drinking Water Protection Overlay District

Rockport Drinking Water Sources

Wellhead Protection Areas

Zone I

Zone II

Zone III

Surface Water Protection Areas

ZONE A

ZONE B

ZONE C

Zoning Districts

Downtown

General District

Residential District

Residential 'A' District

Single Residential District

Single Residential 'AA' District

Semi-Residential District

Town Owned

Unzoned Districts

Miscellaneous Districts

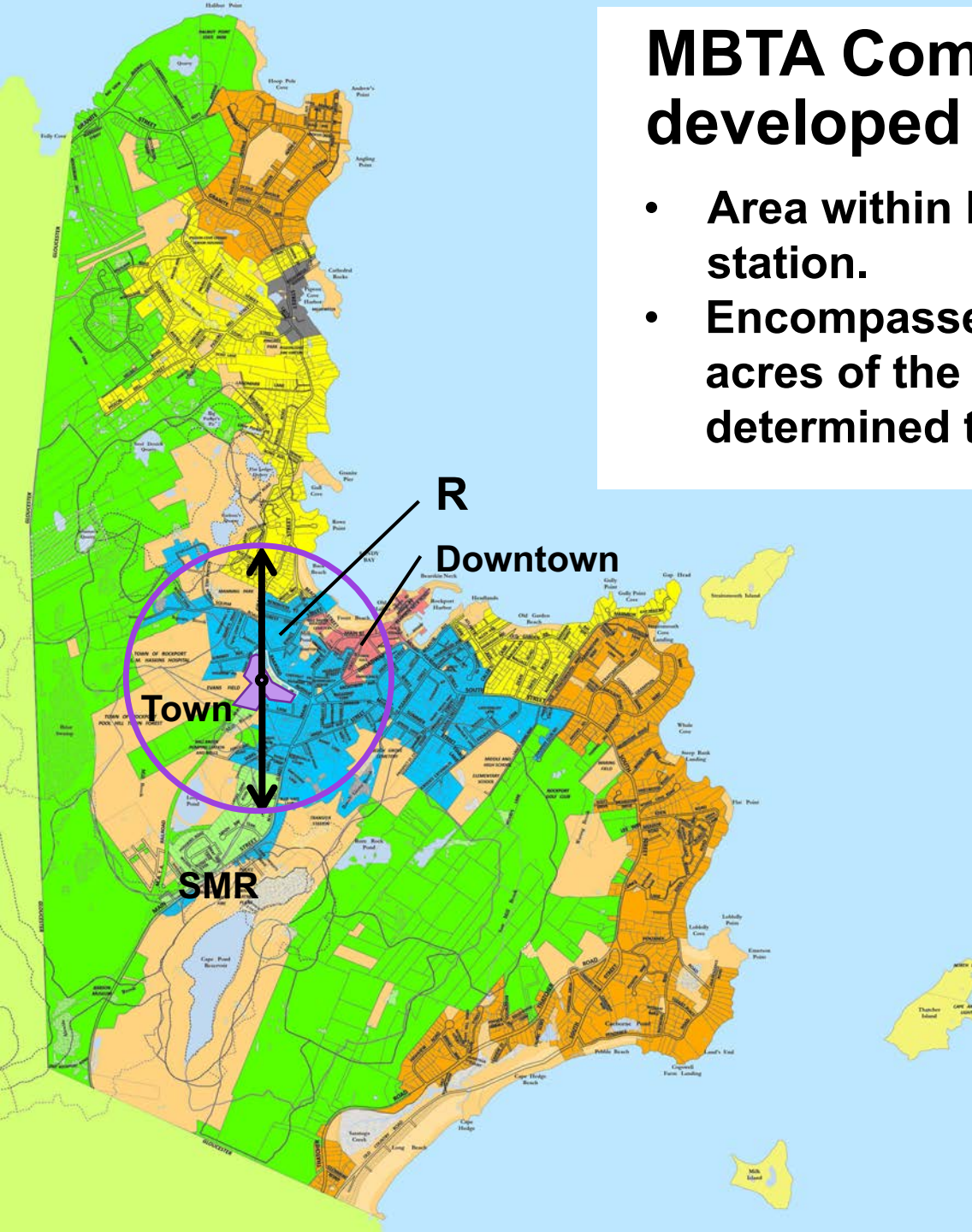
Solar Overlay District

Transit Oriented Village Overlay District

Wireless Communication Overlay District

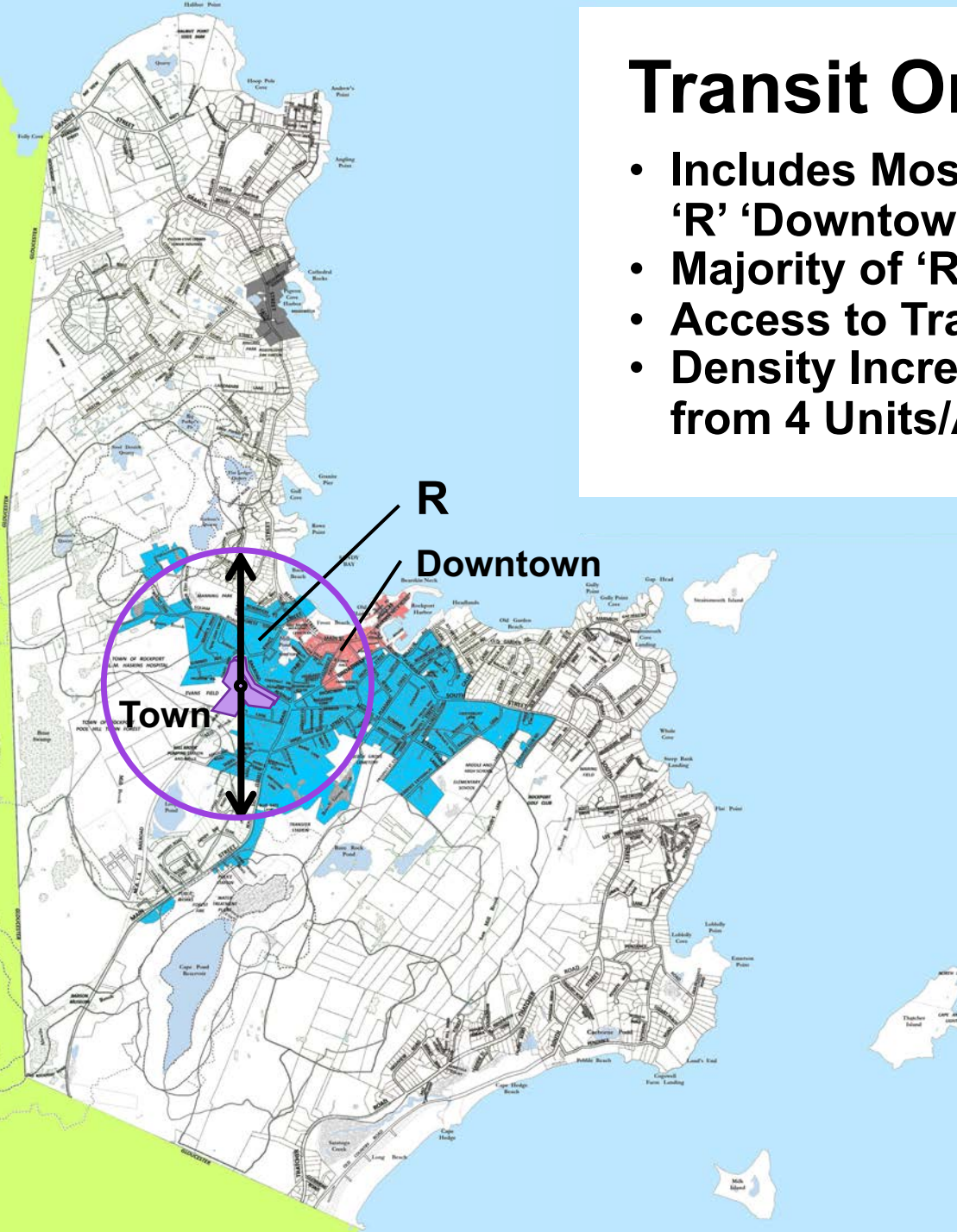
MBTA Communities Guidelines developed by the State

- Area within Half Mile Radius of train station.
- Encompasses 500 Acres of total 11,200 acres of the Town. DHCD has determined that 252 Acres developable



Transit Oriented Village

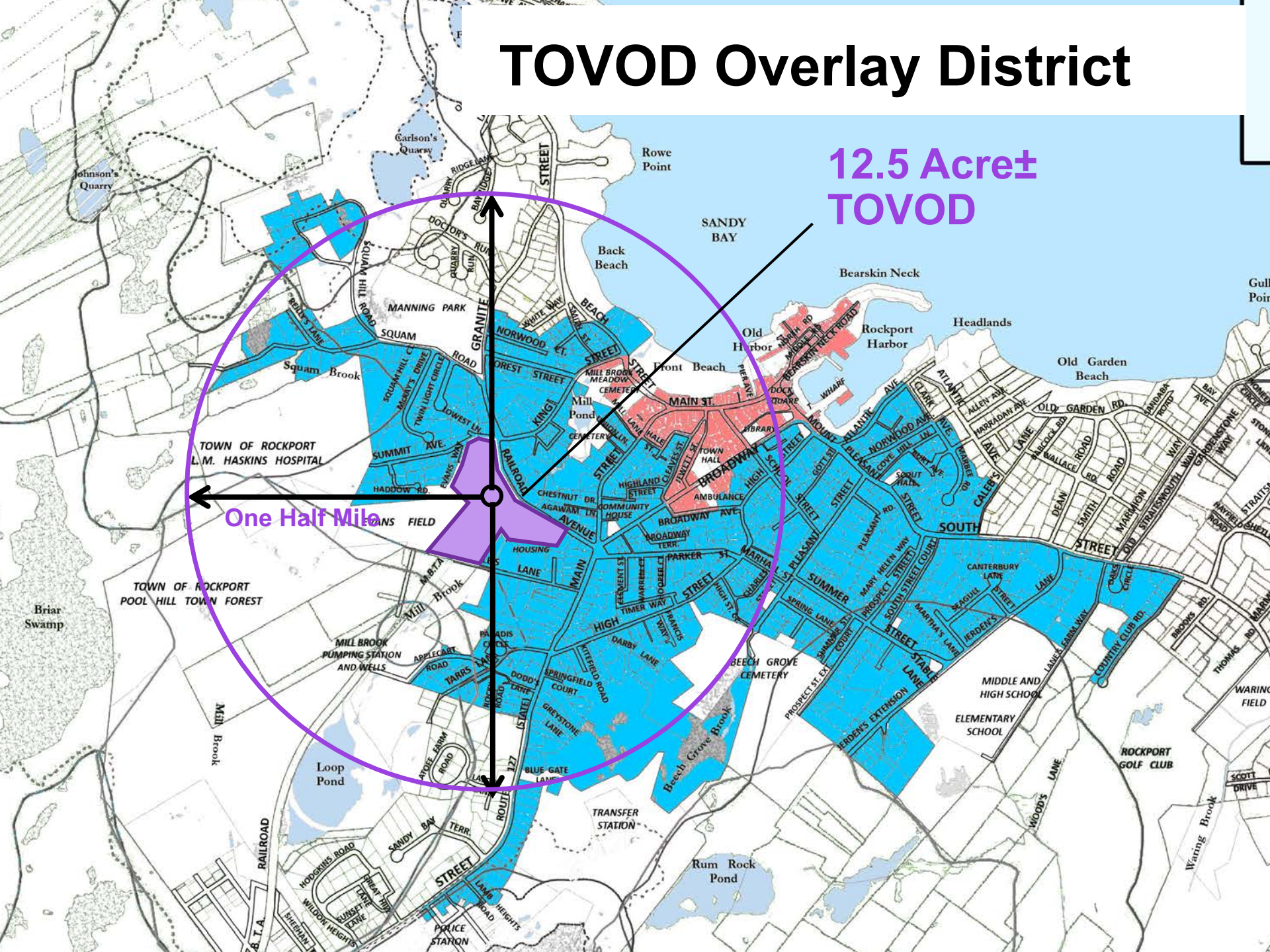
- Includes Mostly 'R' 'Downtown' and 'Town' Zone
- Majority of 'R' in TOV
- Access to Transit
- Density Increase from 4 Units/Acre to 15 Units/Acre



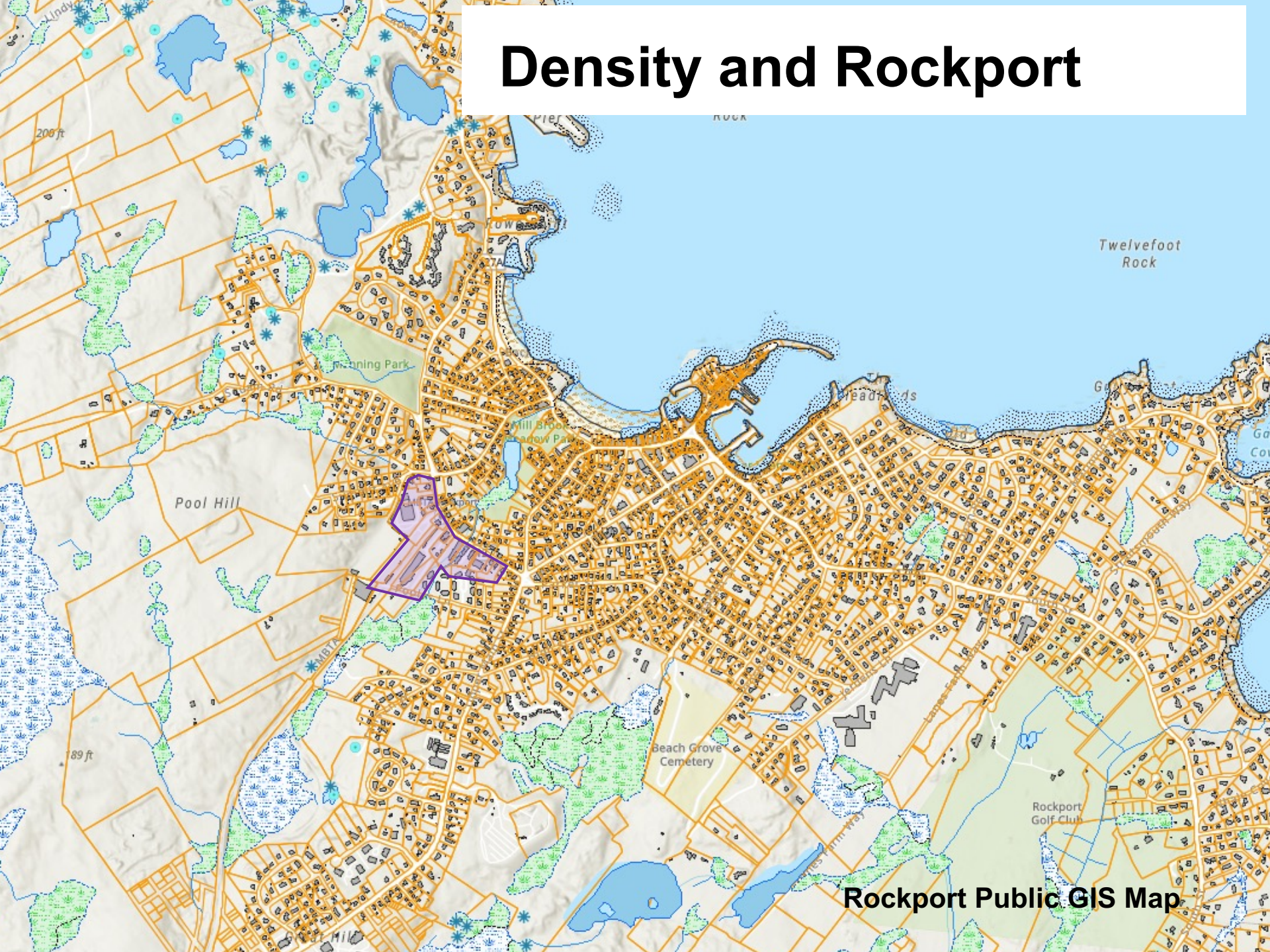
TOVOD Overlay District

12.5 Acres±
TOVOD

One Half Mile



Density and Rockport



Rockport Public GIS Map

Article J

Section VI. Area and Dimensions

- 1. Eliminates Retail and Commercial Use section. This is a State Building Code matter, not Zoning**

PB proposes these amendments to Article J as now written:

- 1. Eliminate proposed reduction in lot size for two family units from 15,000 square feet to 10,000 in R Zoning District**
- 2. Remove language that would have changed setback review of accessory structures (other than accessory dwellings) from ZBA to PB. Typographical error.**

Article K

Section VII. Parking Requirements

1. To bring parking requirements up to current **best practices** that are followed by many communities in Massachusetts
2. Places the Uses and their required Parking in one **easy-to-read table**
3. Does not change parking for existing uses.
Only for new projects
4. Attempts to eliminate redundant and unnecessary parking requirements that result in **needless paving that harms the environment**

cases that a lot has at least five thousand square feet of area or fifty feet of frontage. For lots having less than five thousand square feet or fifty feet of frontage the Board of Appeals may grant special permits for the use of such lots.

4. **SRAA ZONING DISTRICT LOT AREA DEFINITION:** For all residential and non-residential buildings, the lot area required for zoning compliance in the SRAA zoning district shall not include areas subject to protection under Massachusetts Wetlands Protection Act or anything relative thereto (M.G.L. c.131, s.40) and the regulations adopted thereunder, as amended, and/or resource areas subject to protection under the Rockport Wetlands By-Law (Chapter 14A of the Rockport code of By-Laws), as amended, whichever is more restrictive. (Added ATM 03/24/01).

V. PARKING REQUIREMENTS

A. GENERAL PARKING REQUIREMENTS

No inn, hotel, business, guesthouse, apartment house, townhouse, multiple dwelling, office of a doctor or dentist, or business or industrial building shall be erected or externally enlarged unless there is provided on the lot of land associated therewith, off-street automobile parking space on the basis of the following minimum requirements:

1. Retail stores, shops for custom work, consumer service establishments, offices and banks - at least one off-street parking space for each one hundred eighty (180) square feet of ground floor area and for each three hundred square feet of useable area, other than ground floor area; and, in addition, a minimum of one parking space for every employee working in a building at any given time.
2. Restaurant and other eating places, theaters - at least one off-street parking space for each three seats that are provided for patron use plus one additional space for each three employees
3. All places offering overnight accommodations - at least one and one half spaces for each guest room.
4. Wholesale, storage, industrial and manufacturing uses, including business service establishments, such as printing, engraving and blueprinting, warehouses and material storage and sales yards, research laboratories, and processing, fabricating and assembly plants - at least one off-street parking space for each two persons employed or anticipated being employed on the largest shift.
5. Apartment house, townhouse and multiple dwelling - at least one and one-half off-street parking spaces for each dwelling unit, with no spaces to be located between the building and the street.

Article K

Section VII. Parking Requirements

Existing Text Format

The proposed changes in this amendment are to:

- Consolidate parking requirements into a table format for clarity
- Adjust certain parking requirements to reflect best practices and demand
- Clarify process and criteria for subsections Shared Parking (formerly Joint and Mixed Uses) and Waivers from Parking Requirements (formerly Modifications)
- Make minor copy edits for clarity and for consistency throughout the By-law

SECTION VII. PARKING REQUIREMENTS

A. GENERAL PARKING REQUIREMENTS TABLE OF OFF-STREET PARKING REQUIREMENTS

The minimum number of off-street parking and loading spaces shall be as set forth in the following table.

Use	Minimum Number of Spaces
<u>Residential Uses</u>	
Single-Family and Two-Family	1 space per unit
Multifamily, Mixed-Use and Townhome	1 space per unit
<u>Business or Industrial</u>	
Retail stores, including consumer service establishments and shops for custom work	1 space per 400 sq. ft of gross floor area
Banks and Financial Institutions	1 space per 500 sq. ft of gross floor area
Professional or Medical Offices	1 space per 500 sq. ft of gross floor area
Restaurants (including carry out) and other eateries	1 space for every three seats
Hotels, motels and inns and other places offering overnight accommodations	1 space for every room
Wholesale, storage, industrial and manufacturing uses, including business service establishments	1 space per 600 sq. ft of gross floor area
<u>Other Uses</u>	
All other uses not listed	1 space per 400 sq. ft of total building area

No inn, hotel, business, guesthouse, apartment house, townhouse, multiple dwelling, office of a doctor or dentist, or business or industrial building shall be erected or externally enlarged unless there is provided on the lot of land associated therewith, off-street automobile parking space on the basis of the following minimum requirements: Retail stores, shops for custom work, consumer service establishments, offices and banks—at least one off-street parking space for each one hundred eighty (180) square feet of ground floor area and for each three hundred square feet of useable area, other than ground floor area; and, in addition, a minimum of one parking space for every employee working in a building at any given time. Restaurant and other eating places, theaters—at least one off-street parking space for each three seats that are provided for patron use plus one additional space for each three employees. All places offering overnight accommodations—at least one and one-half spaces for each guest room.

Article K

Section VII. Parking Requirements

Proposed Chart Form

- Easier to Read Format
- Consistent Formulas
- Area Based - Not Based on Staff

Multifamily and Hotel
1.5 Space per Unit becomes
1.0 Space per Unit

Article K

Section VII. Parking Requirements

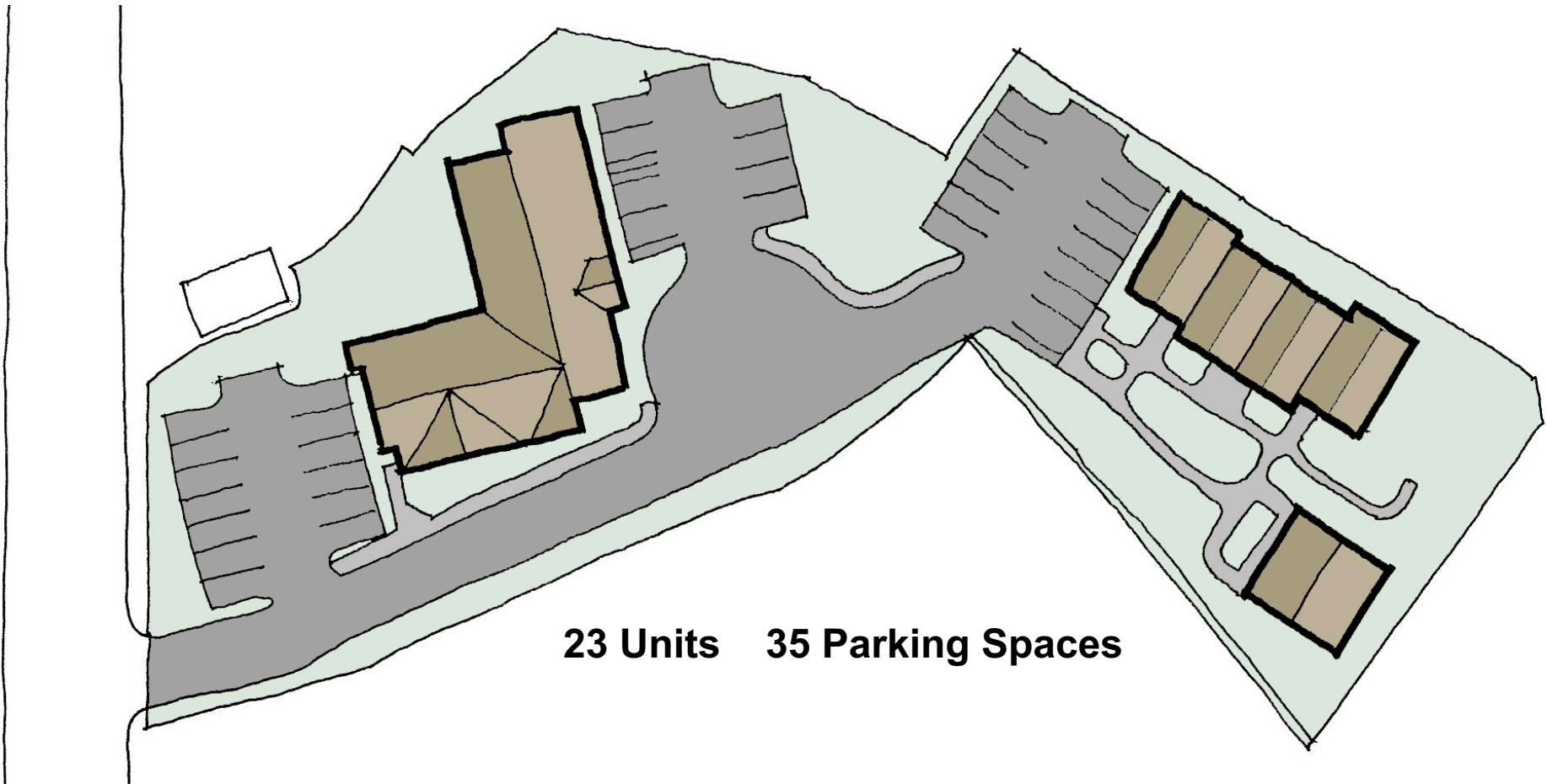
<u>Use</u>	<u>Minimum Number of Spaces</u>
<u>Residential Uses</u>	
<u>Single-Family and Two-Family</u>	<u>1 space per unit</u>
<u>Multifamily, Mixed-Use and Townhome</u>	<u>1 space per unit</u>
<u>Business or Industrial</u>	
<u>Retail stores, including consumer service establishments and shops for custom work</u>	<u>1 space per 400 sq. ft of gross floor area</u>
<u>Banks and Financial Institutions</u>	<u>1 space per 500 sq. ft of gross floor area</u>
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<u>Hotels, motels and inns and other places offering overnight establishments</u>	<u>1 space for every room</u>
<u>Wholesale, storage, industrial and manufacturing uses, including business service establishments</u>	<u>1 space per 600 sq. ft of gross floor area</u>
<u>Other Uses</u>	
<u>All other uses not listed</u>	<u>1 space per 400 sq. ft of total building area</u>

Article K

Section VII. Parking Requirements

at 1.5 Spaces per Unit
23 Units =
35 Parking Spaces

Granite Street Crossing

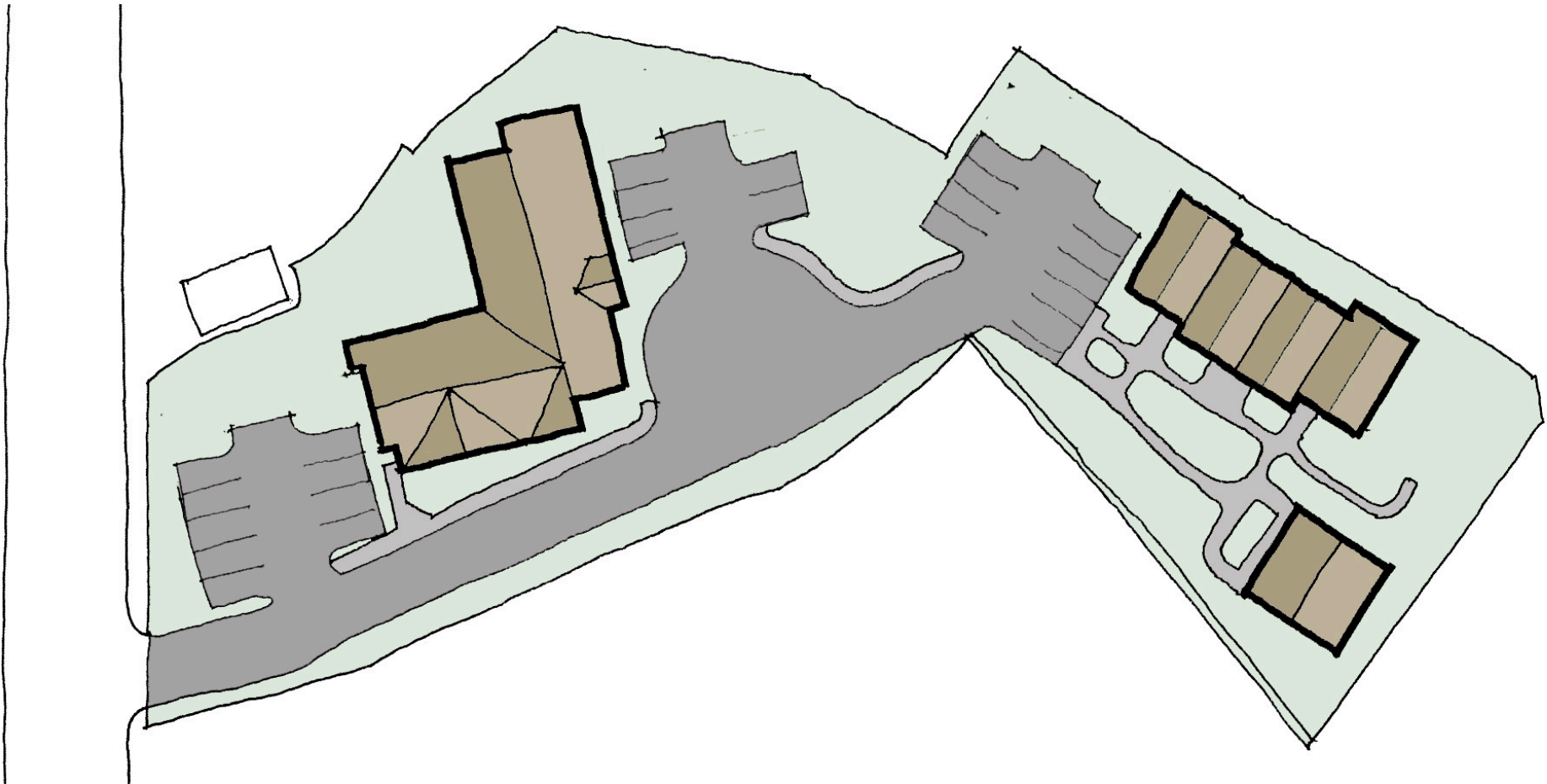


Article K

Section VII. Parking Requirements

at **1.0** Spaces per Unit
23 Units =
23 Parking Spaces

Granite Street Crossing

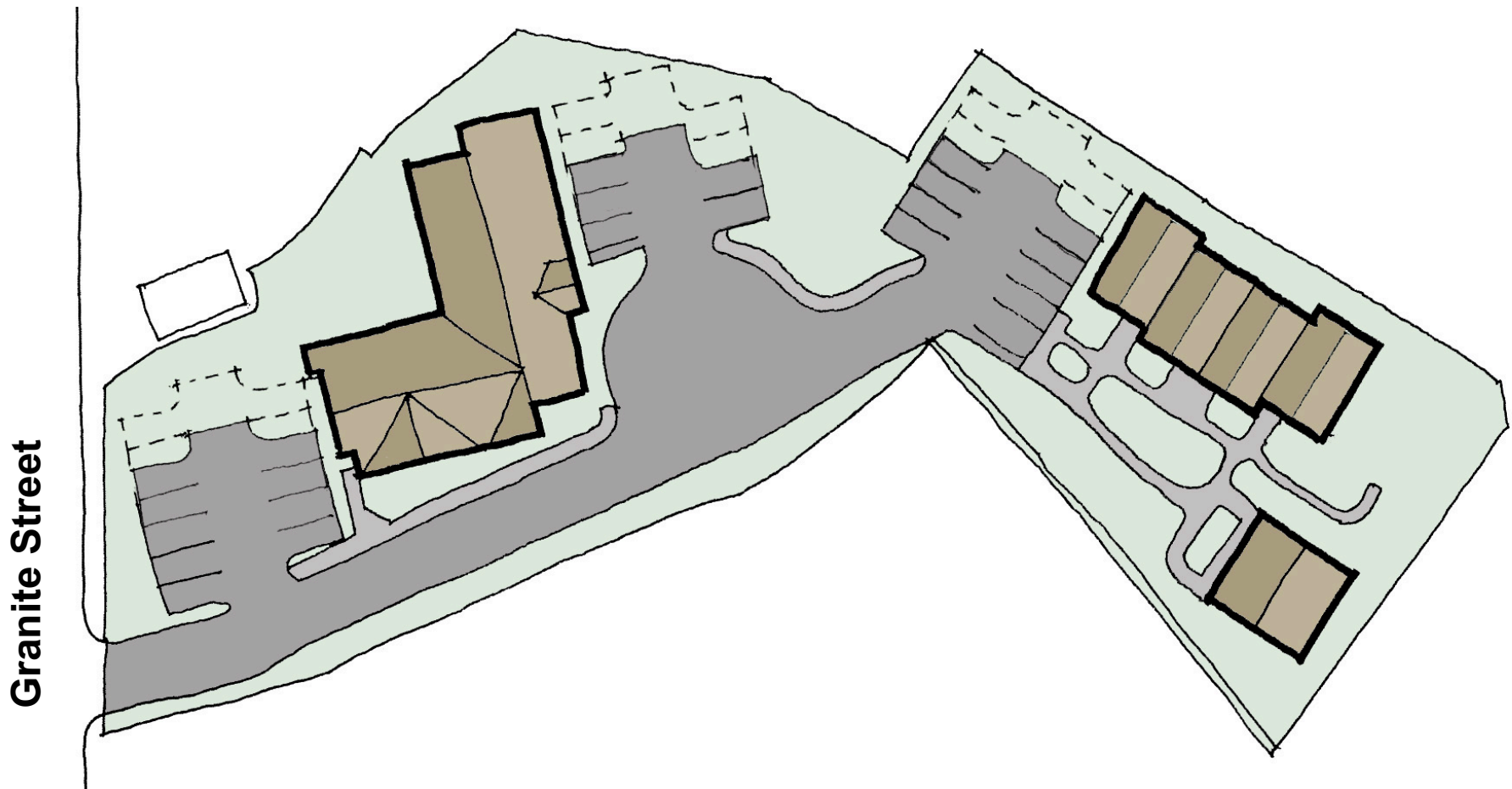


Article K

Section VII. Parking Requirements

Site Benefits

- Same Logic as Residential
- More Permeable Ground
- Outdoor Activity Space
- Space to Buffer



Wholesale, storage, industrial and manufacturing uses, including business service establishments, such as printing, engraving and blueprinting, warehouses and material storage and sales yards, research laboratories, and processing, fabricating and assembly plants—at least one off-street parking space for each two persons employed or anticipated being employed on the largest shift.

Apartment house, townhouse and multiple dwelling—at least one and one-half off-street parking spaces for each dwelling unit, with no spaces to be located between the building and the street.

~~D. All other uses not provided for—at least one space for each use or at least one off-street parking space for each four hundred (400) square feet of floor area of the building, whichever is greater.~~

~~For the purpose of this bylaw, a space of 200 square feet of approximate dimensions for the parking of an automobile, exclusive of access drives or aisles, shall be considered as one (1) off-street space.~~
B. LOCATION OF PARKING SPACES

For multifamily, townhouse, and mixed-use dwellings, parking spaces shall not be located between the principal building and the street.

C. JOINT AND MIXED USE SHARED PARKING

In the case of mixed uses in the same building or on the same lot, or the joint use of spaces by two or more separate buildings or uses, the total requirements for off-street parking space shall be the sum of the requirements of the various buildings and uses computed separately. Shared use may be made of required parking spaces when determined by the Planning Board to be appropriate based upon an analysis of peak demands. In making such determination, the Planning Board may consider complementary uses and activities having different peak demand periods to share parking facilities, transportation demand management (TDM) measures, and such other means as may be applicable. The Planning Board may require an evaluation prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Manual (latest edition) or the ITE Shared Parking Guidelines (latest edition), or other approved procedures determined by the Board. The Planning Board may approve a parking reduction where an active carsharing program is made available to residents and/or employees of a development site, and where cars for the carshare program are available on the site or within a 700-foot walking distance of the site.

D. CONVERSIONS

Buildings converted to any of the above uses shall provide parking as required above. Any inn, hotel, business and industrial building existing on July 1, 1975 if not externally enlarged is exempted and not required to comply with the provision of Section V.A and V.B.

E. GREENBELT

1. All parking areas for more than five vehicles must have a greenbelt measuring at least four ~~(4)~~ feet on the sides and rear, and six ~~(6)~~ feet on the front. Whenever possible, parking must be to the rear of the building.
2. A shield of dense shrubbery or a stockade fence must be provided for screening if a residence is within 75 feet of the parking area.
3. One tree, at least three inches in diameter at the base, shall be provided for each six parking spaces or fraction thereof.

Article K

Section VII. Parking Requirements

Shared Parking

Article K

Section VII. Parking Requirements

Shared Parking

C. JOINT AND MIXED USES SHARED PARKING

~~In the case of mixed uses in the same building or on the same lot, or the joint use of spaces by two or more separate buildings or uses, the total requirements for off-street parking space shall be the sum of the requirements of the various buildings and uses computed separately.~~ Shared use may be made of required parking spaces when determined by the Planning Board to be appropriate based upon an analysis of peak demands. In making such determination, the Planning Board may consider complementary uses and activities having different peak demand periods to share parking facilities, transportation demand management (TDM) measures, and such other means as may be applicable. The Planning Board may require an evaluation prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Manual (latest edition) or the ITE Shared Parking Guidelines (latest edition), or other approved procedures determined by the Board. The Planning Board may approve a parking reduction where an active carsharing program is made available to residents and/or employees of a development site, and where cars for the carshare program are available on the site or within a 700-foot walking distance of the site.

Article K

Section VII. Parking Requirements

Citizen's Article

ANNUAL TOWN MEETING CITIZEN'S ARTICLE – April 1, 2023

Lead Petitioner: Toby Arsenian – 95 Granite St. – 978-546-3265

To see if the Town will vote to delete from the Zoning By-law Section V, Parking Requirements, subsection C Conversions. The sentence reading "Any inn, hotel, business and industrial building existing on July 1, 1975 if not externally enlarged is exempted and not required to comply with the provisions of Section V. A and V. B."

DATE and TIME this paper received by
Registrars

RECEIVED

2023 FEB -8 AM 11:16

Article L

VIII. Special Regulations

- 1. Trailer** definition updated and storage limited to 30 days.
- 2. Microwave antennae** section deleted.
- 3. Eliminates absolute prohibition of shared septic systems, which systems are allowed for Cluster Developments in DEP Title 5 regulations and town OSRD Bylaw.**
- 4. Requires a development to have at least six or more residential units for there to be a 10 percent set-aside for low or moderate income housing.** Current zoning has no minimum development size.

Article L

VIII. Special Regulations

Citizen's Article

Clustered Septic Systems

ANNUAL TOWN MEETING CITIZEN'S ARTICLE – April 1, 2023

Lead Petitioner: Toby Arsenian – 95 Granite St. – 978-546-3265

To see if the Town will vote to delete from the zoning by-law the last sentence of Chapter XI, Open Space Residential Development, Subsection E, Dimensional Requirements, Subsection 4, Infrastructure, reading "To minimize environmental impacts, where practicable, residential units will have shared or clustered septic systems."

DATE and TIME this paper received by
Registrars

RECEIVED

2023 FEB -8 AM 11:16

Article M

Section VIII(L) Water Supply Protection Overlay District

1. **Current Provisions have multiple, confusing provisions. Some zones are not on the zoning map, making them unenforceable.**
2. **Current Provisions are sometimes inconsistent with Mass DEP requirements. New provisions would be 100 percent compliant with DEP regulations.**
3. **Current Provisions are less protective of the water supply than the underlying zoning in the SRAA district, in which most of the WSPOD is found. This has been changed.**
4. **MassDEP has reviewed these proposed changes. In a July 30, 2021 letter sent after review, Mass DEP said “**MassDEP’s Drinking Water Program supports these Proposed Amendments.**”**

Water Supply Protection Overlay District

Key To Zoning

Drinking Water Protection Overlay District

- Rockport Drinking Water Sources

Wellhead Protection Areas

- Zone I
- Zone II
- Zone III

Surface Water Protection Areas

- ZONE A
- ZONE B
- ZONE C

ZONE C

Article N

IX Coastal Flood Plain District.

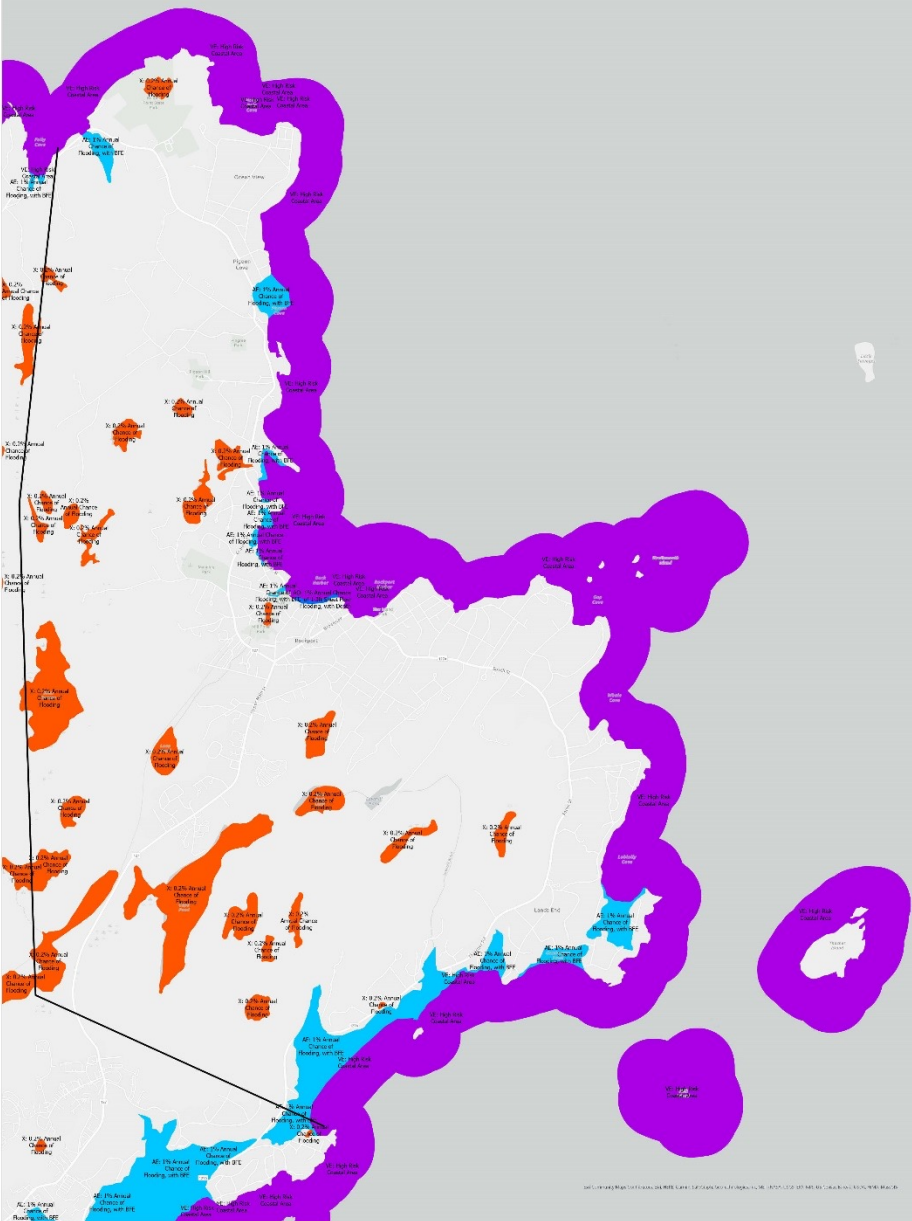
1. Coastal flood plain district = FEMA's special hazard area
 - **V Zones** get flooded + waves higher than 3 feet.
 - **A Zones** get flooded + waves up to three feet.
 - The hazard is to property, occupants and first responders.
 - Extreme **insurance rates** reflect the risk.
 - **Toxic materials** also pose an environmental hazard when flooded.
 - **Climate change** continues to increase the hazard.
2. The “no-infill” provision **affects very few** in developed areas.
 - No number address on **Bearskin Neck** is vacant
 - There are no vacant parcels on **Long Beach**.

Article N

IX Coastal Flood Plain District

FEMA Flood Hazard

Flood Zone Designation



Rockport, MA
Department of Public Works



3,000 Feet

FEMA National Flood
Hazard Layer
Rockport, MA

Flood Zone Designation



This map was created by Rockport GIS.
The information is provided as a
reasonably accurate point of reference,
but is not intended to represent
authoritative location, and is not to be
used for conveyances. The Town of
Rockport shall not be held responsible for
the accuracy or misuse of these data.
Individual FIRM's can be found at
<https://www.fema.gov/floodmaps>

Date Printed: January 10, 2023

Article N

IX Coastal Flood Plain District

Correction

The following paragraph in the warrant erroneously omits an existing word to be stricken, fails to underline text to be added, and repeats with a typo some of the text:

3. Provide that all new construction within Zone VE be located landward of the reach of the highest annual tide, and landward ~~on the~~ of the reach of the highest annual time, and landward of any coastal banks.

The following paragraph corrects those errors:

3. Provide that all new construction within Zone VE be located landward of the reach of ~~mean~~ the highest annual tide, and landward of any coastal banks.

Article O

XI Large-Scale Ground Mounted Solar Photovoltaic Installations

1. No Substantive Changes

Article P

Section XIII Removal and Filling In

- 1 Eliminates provision that exempts refuse disposal filling in by the Town from Site Plan Review.**

The Town no longer operates landfills.

No other substantive changes.

Article Q

Section XI Site Plan Review

1. Requires the **certification of the town clerk** that 20 days have elapsed without a challenge to the site plan
2. Requires a **site plan to be recorded** with Registry of Deeds before the commencement of work
3. No other substantive changes

Article R

XIV Enforcement

1. Creates procedure for **written zoning complaints** to be filed with the building inspector - requires the building inspector to investigate the complaint within 14 days.
2. Requires building inspector to give **written notice** of the violation + demand correction.
3. If **no violation**, the complaining person is to be notified
4. If a **violation is found**, the building inspector is authorized to commence **civil proceedings** with the potential of a **\$300 a day fine**
5. No other substantive changes

Article I

Section V. Permitted Uses

Passed - May 2022 Town Meeting

Citizen's Petition

Minimum Lease = 12 Months

TOWN MEETING

CITIZEN'S ARTICLE

DATE and TIME this paper received by
Registrars

RECEIVED

2023 FEB -9 AM 9:45

To see if the Town will vote to amend Section V. **PERMITTED USES IN ZONING DISTRICTS** of the Zoning By-Law as set forth below with existing text to be deleted shown stricken, and new text to be inserted shown in **bold**; and further, that the Town Clerk be authorized to make any and all ministerial changes including but not limited to grammar, punctuation, and corrections to the codification and numbering to ensure correctness.

C. ACCESSORY DWELLING UNITS

5. Rules for All Accessory Dwelling Units

e. Where an ADU is constructed, the minimum lease, whether the lessee occupies the ADU or the principal dwelling unit, shall be **six twelve contiguous months.**

TOVOD Overview

Rockport: MBTA Community under 3A of the Zoning Act of 2020

- **Train Station makes Rockport a
“Commuter Rail Community”**

Rockport must adopt multi-family zoning as of right

- DHCD has determined that there are just over **252 developable acres** within the 500 acres in one-half mile of the train station.
- Rockport has **4,380 housing units**. DHCD has calculated (based on 15 percent of the 4,380) that Rockport needs zoning to allow **657 multifamily housing units**.

Two DHCD concepts:

Minimum acreage for multifamily housing:
32 acre minimum

Minimum Unit Capacity:
657 multifamily units (15 percent of 4,380)

DHCD: At least 40 percent of multifamily housing zoning must be within ½ mile of train.

- 263 units of the minimum 657 unit capacity must be within ½ mile of the train station. The remaining units for multifamily housing can be anywhere in town.**
- Only 12.8 acres (32 acres x 40 percent) must be within ½ mile of the train station.**
- With the TOVOD adopted in 2022, Rockport already has 12.3 acres at the station in a Multi-family overlay district.**
- TOVOD allows 160 multifamily units in ½ mile of station.**

Multi-family zoning: An as of right zoning district allowing at least 15 housing units per acre

- **“As of Right” means no special permit required.**
- **However, site plan review by the planning board can still be required.**

Not considered by DHCD:

- **Whether any multifamily zoning provides for “affordable” or subsidized housing.**
- **Whether water or sewer infrastructure can support multifamily units.**

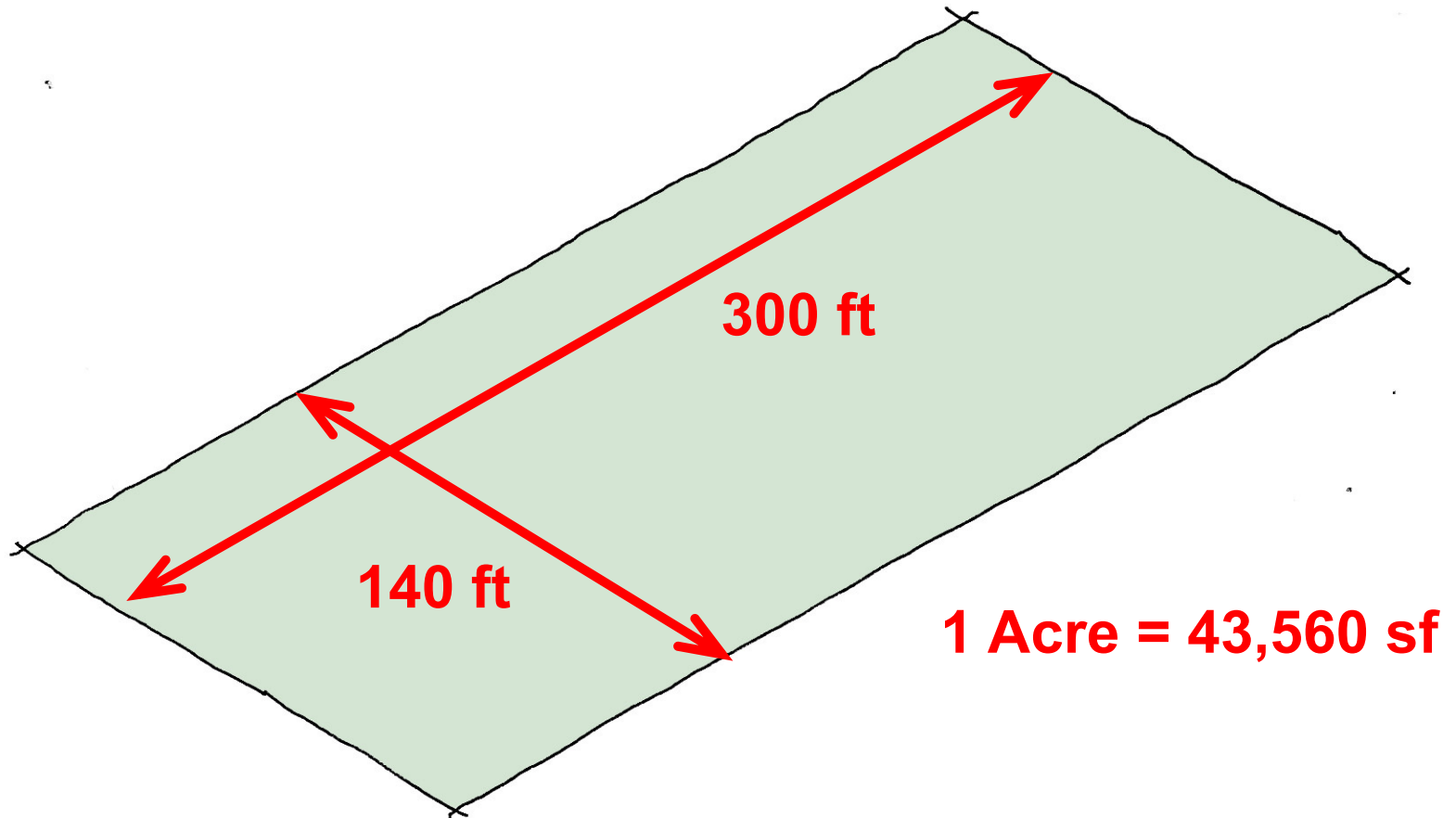
Penalties for noncompliance

- **Loss of ability for Rockport to get Massworks Grants.**
 - **Lost of ability to get Housing Choice Grants.**
 - **Loss of ability to tap into Local Capital Projects Fund.**

Zone 'R' Buildout

Areas and Dimensions

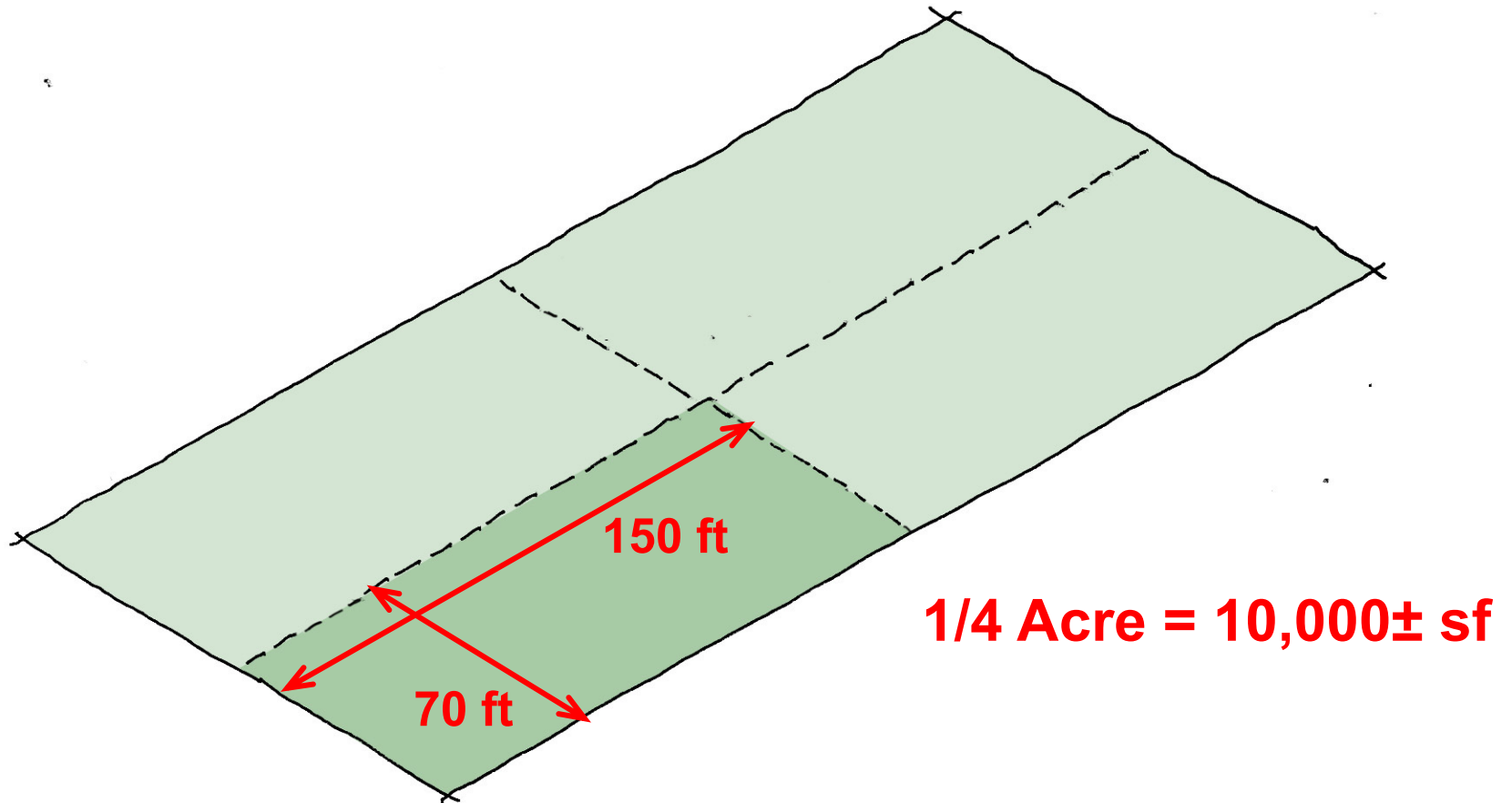
Acre as Density Base



Zone 'R' Buildout

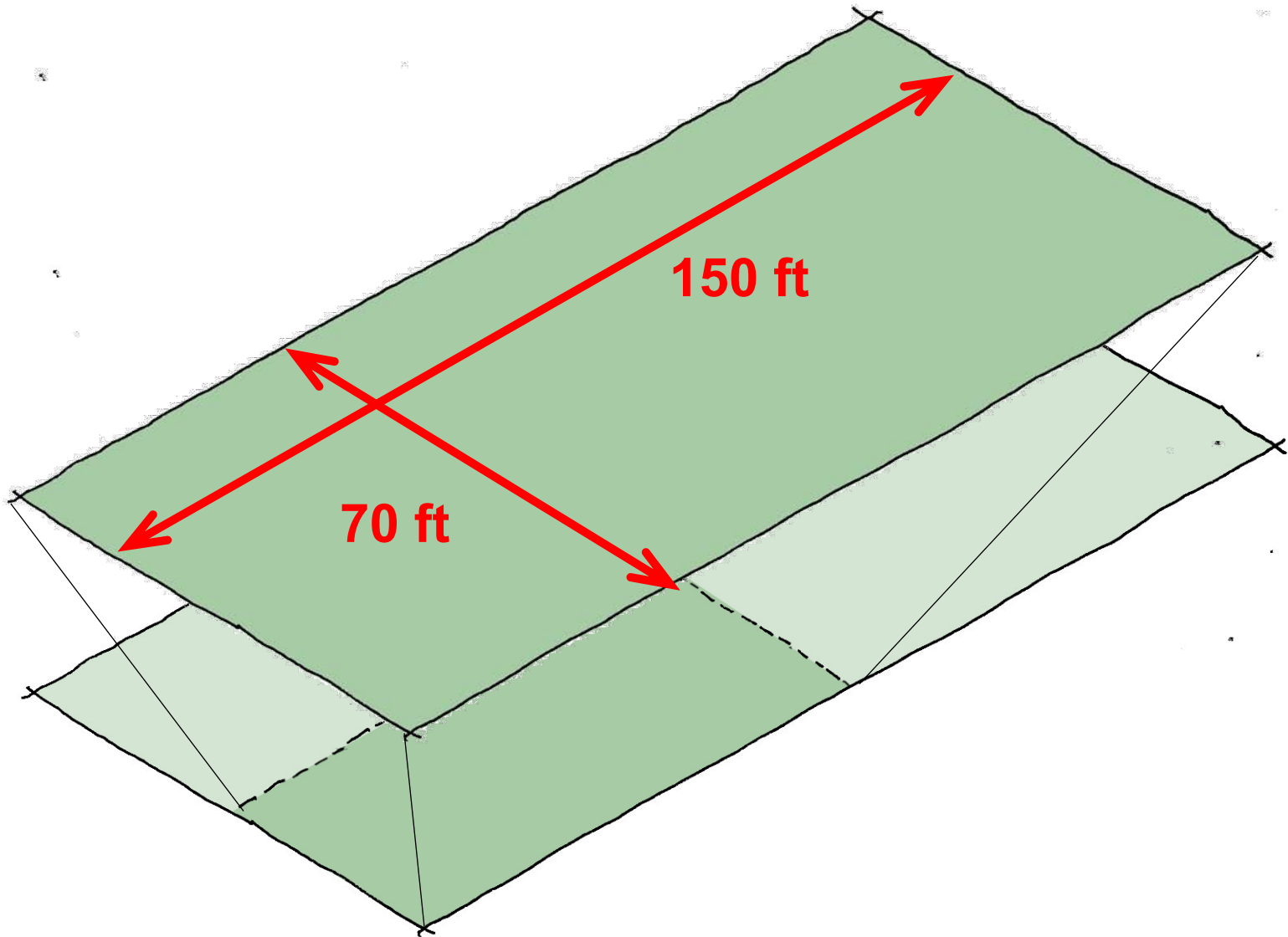
Areas and Dimensions

Min. Lot in 'R' Zone



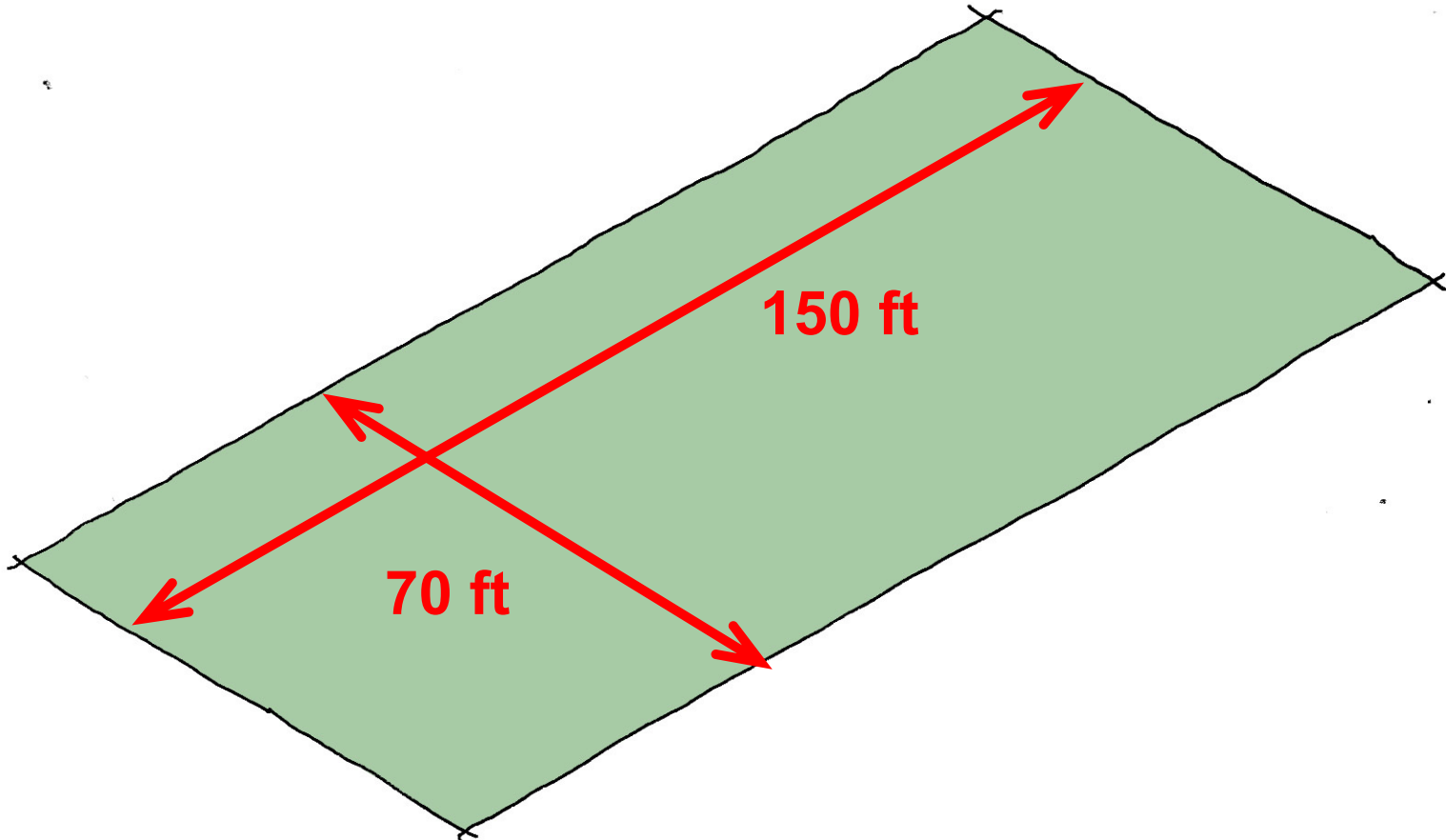
Zone 'R' Buildout

Areas and Dimensions



Zone 'R' Buildout

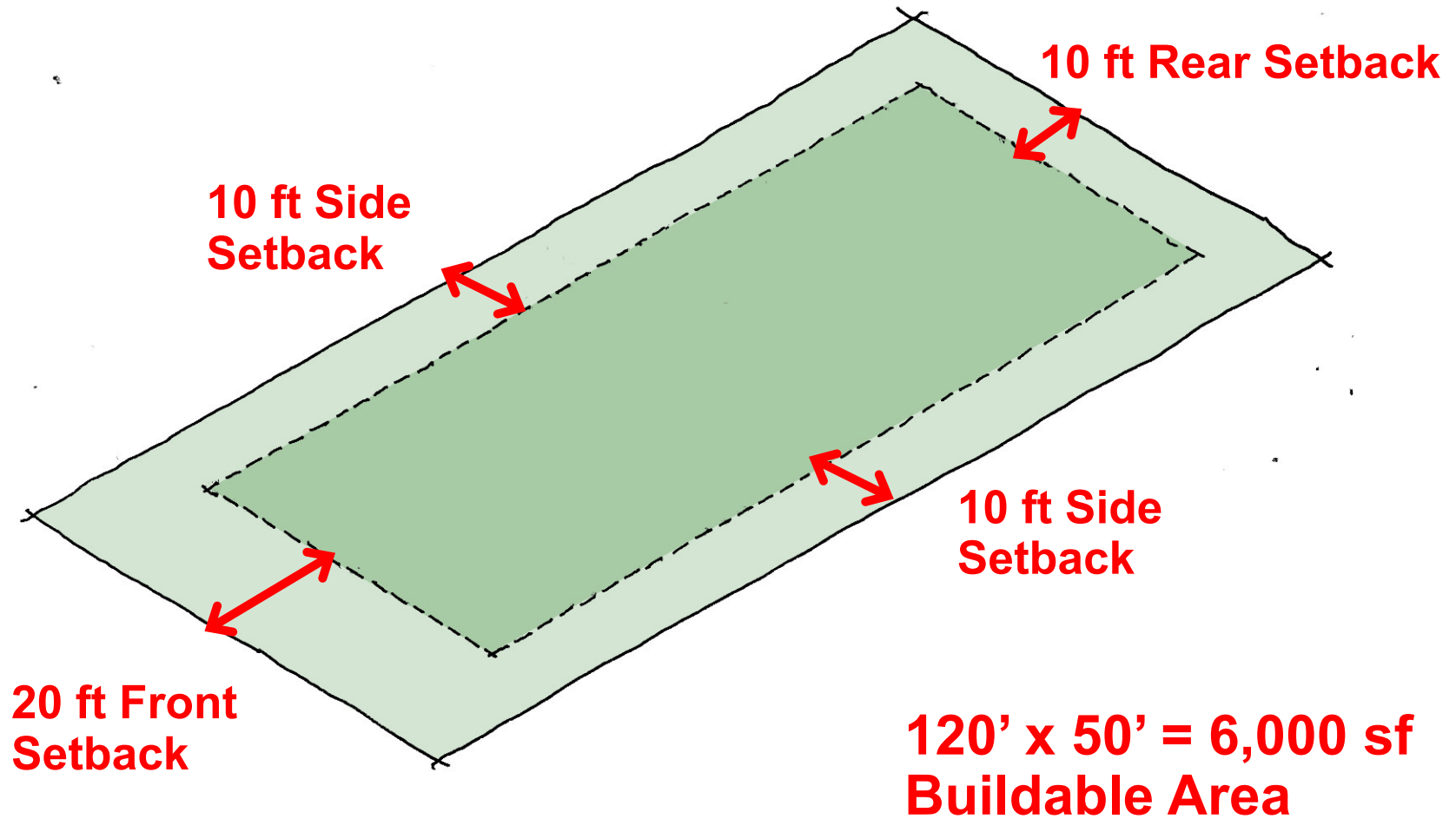
Areas and Dimensions



10,000 sf Minimum

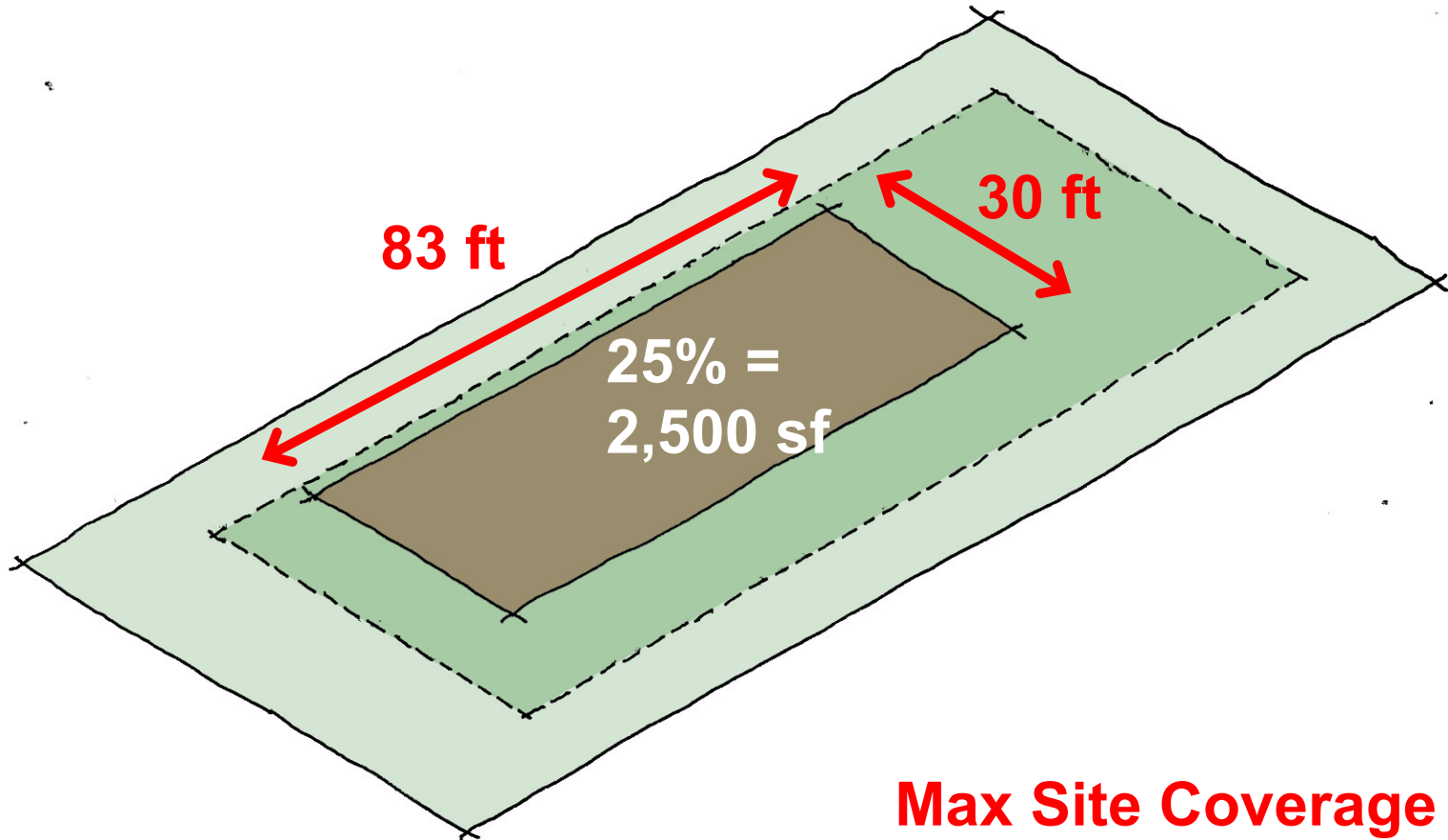
Zone R Buildout

Areas and Dimensions



Zone R Buildout

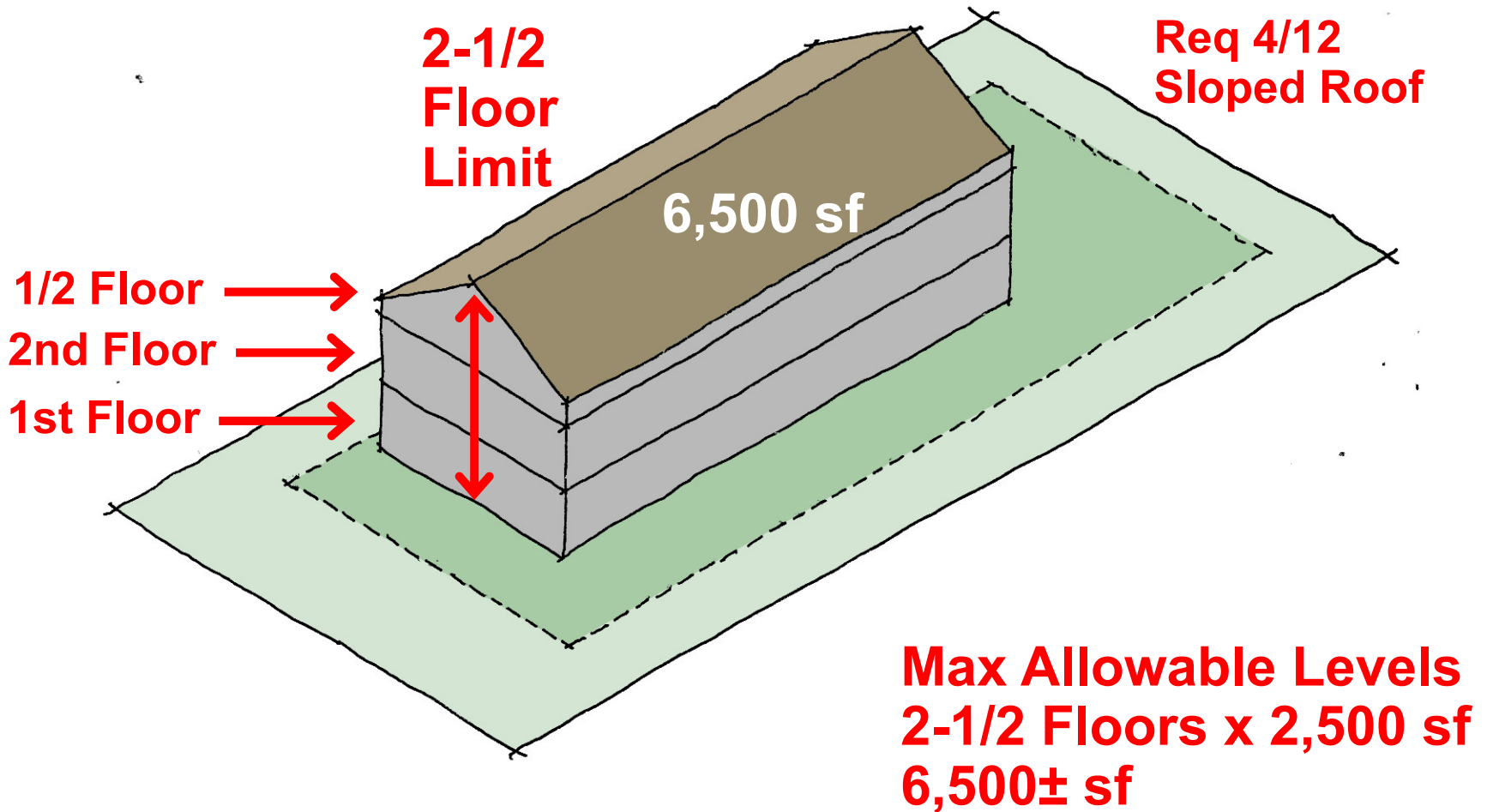
Areas and Dimensions



Max Site Coverage
 $25\% \times 10,000 = 2,500 \text{ sf}$

Zone R Buildout

Areas and Dimensions



Zone R Buildout

Areas and Dimensions

**Building Divided into 4
Condominiums or
Townhouses**

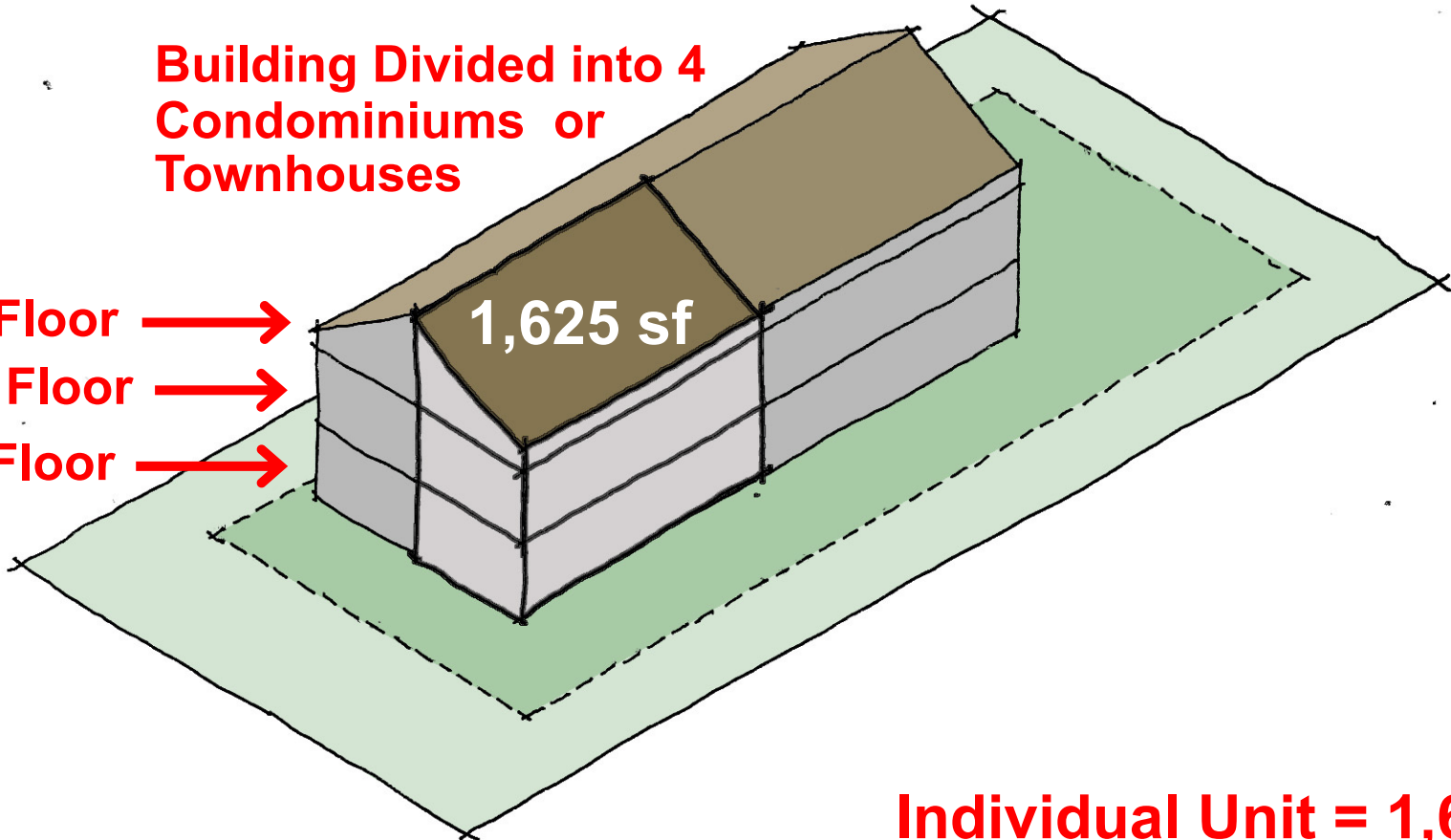
1/2 Floor →

2nd Floor →

1st Floor →

1,625 sf

**Individual Unit = 1,625 sf
4 Units/Lot = 16 Units/Acre**



Zoning and the MBTA Transit-Oriented Village Concept

A Rockport Planning Board Town Forum



Agenda

Zoning Public Forum 03.09.23



- Rockport's Current Conditions and Character
- The MBTA's Transit Oriented Village Concept
- Lay of the Land: Density + Lots + Opportunities
- ADU's: Accessory Dwellings: A Path to Affordable?

The Rockport Stats

Quick Rockport Stats

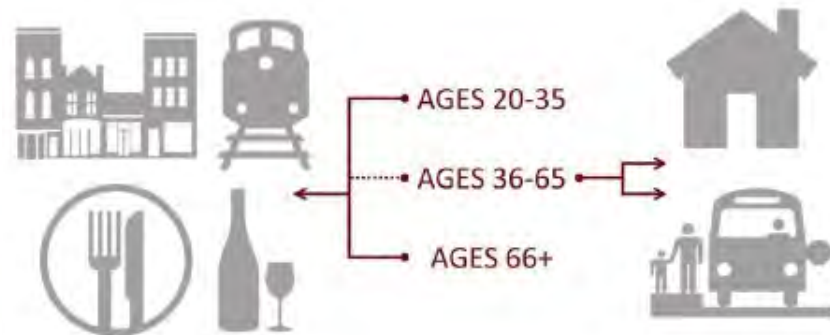
- Current population: ~7,000
- Down from ~7,800 in 2000
- School enrollment is down 50%
- Current housing units: 4,380
- Average Age is 58.6 Years
- Population for 2035: 6,270
- Rockport's Downtown density of 32+ du/ac is part of its charm + its economic engine

Figure 4. According to Rockport's previous study, projected population loss is among the highest in the state.



MBTA TOV

The Transit-Oriented Village



MBTA Requirements (Section 3A)

Big Picture:

As a Commuter Rail community:

- Add capacity for additional 657 units through zoning/overlay rules
- 32 acres Minimum Area to be designated multi-family (3+ du)
- 252 acres of Developable Land fall within ½ mile of station
- 40% of multifamily district must be within ½ mile of transit station

The Details:

- Zoning must allow multifamily housing “as of right” (3+ Units per Lot)
- Zones must be of “reasonable size”
- Minimum gross density of 15 units per acre
- No age restrictions
- Suitable for families with children
- Not more than ½ mile from a commuter rail station, subway station, ferry terminal or bus station, if applicable
- No MA State Affordable Housing Requirements
- Zoning must allow MF housing, but state does not mandate it to fruition

MBTA Carrots + Sticks

Carrots: Change Zoning or....

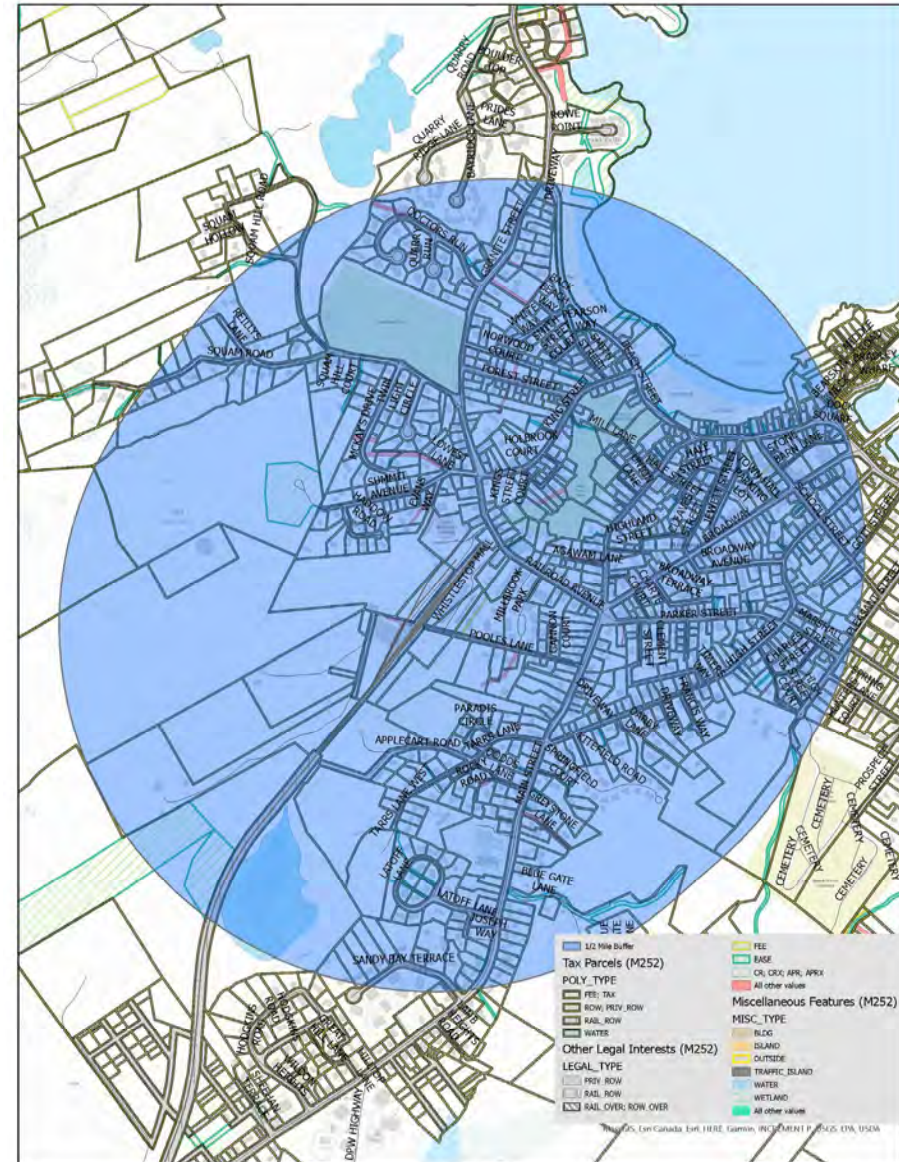
- Zoning must allow multifamily housing "as of right" (3+ Units per Lot)
- Zones must be of "reasonable size"
- Minimum gross density of 15 units per acre
- No age restrictions
- Suitable for families with children
- Not more than ½ mile from a commuter rail station, subway station, ferry terminal or bus station, if applicable

Sticks: ...this could happen

- Withdrawal of some state funding for Public Housing in Rockport (annual cuts)
- Non-Compliance with Section 3A means Rockport will now be not eligible for certain grant programs such as:
 - MA Local Capital Projects Fund
 - Housing Choice Initiative
 - MassWorks Infrastructure Program

TOV Center

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Zoning Districts

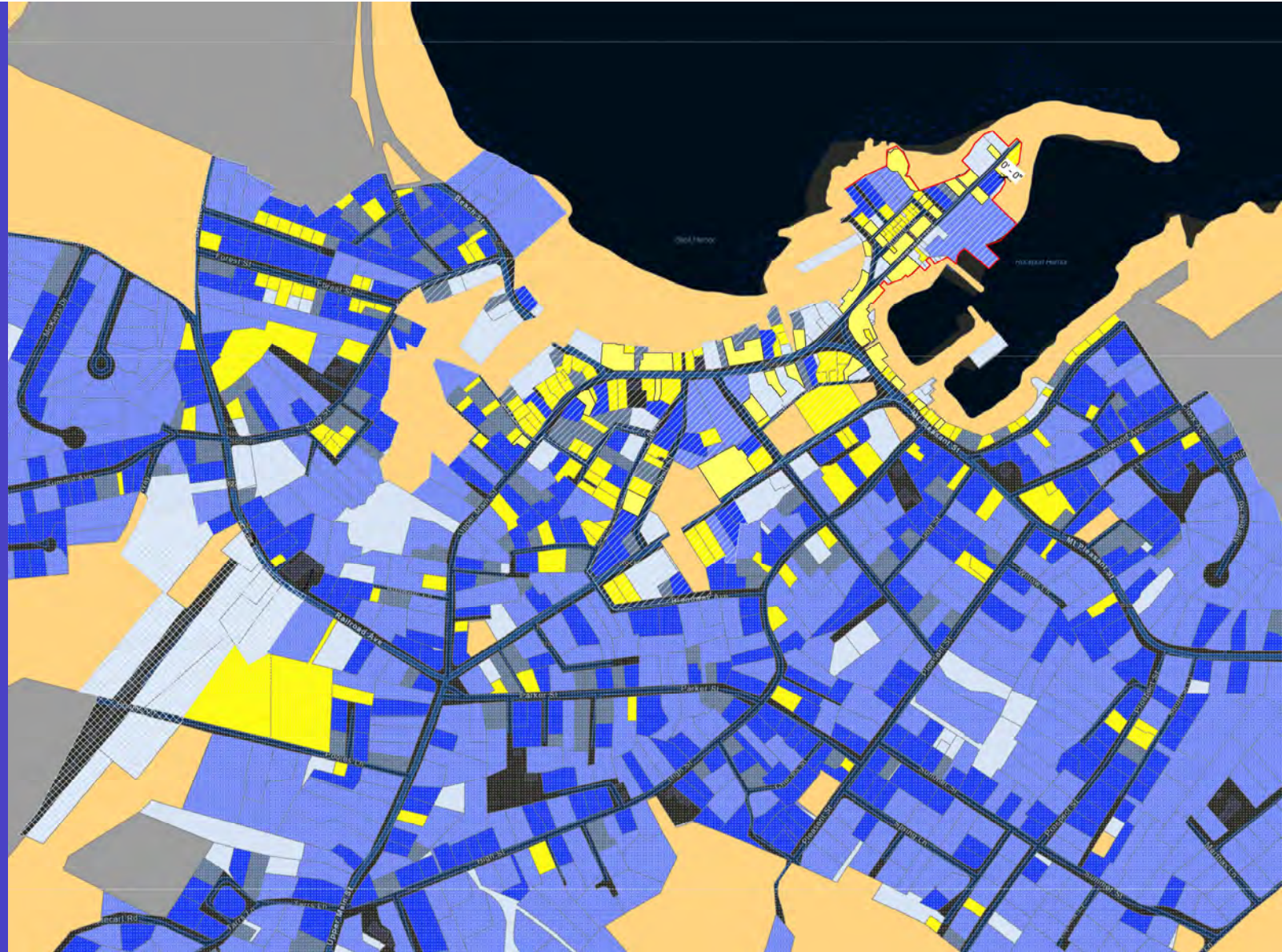
- Downtown
- Residential District
- Semi-Residential District
- Town Owned
- Other Districts

DU/Acre

- No Recorded DU's
- <5 DU/acre
- <10 DU/acre
- <15 DU/acre
- >15 DU/acre

Density Zoom In

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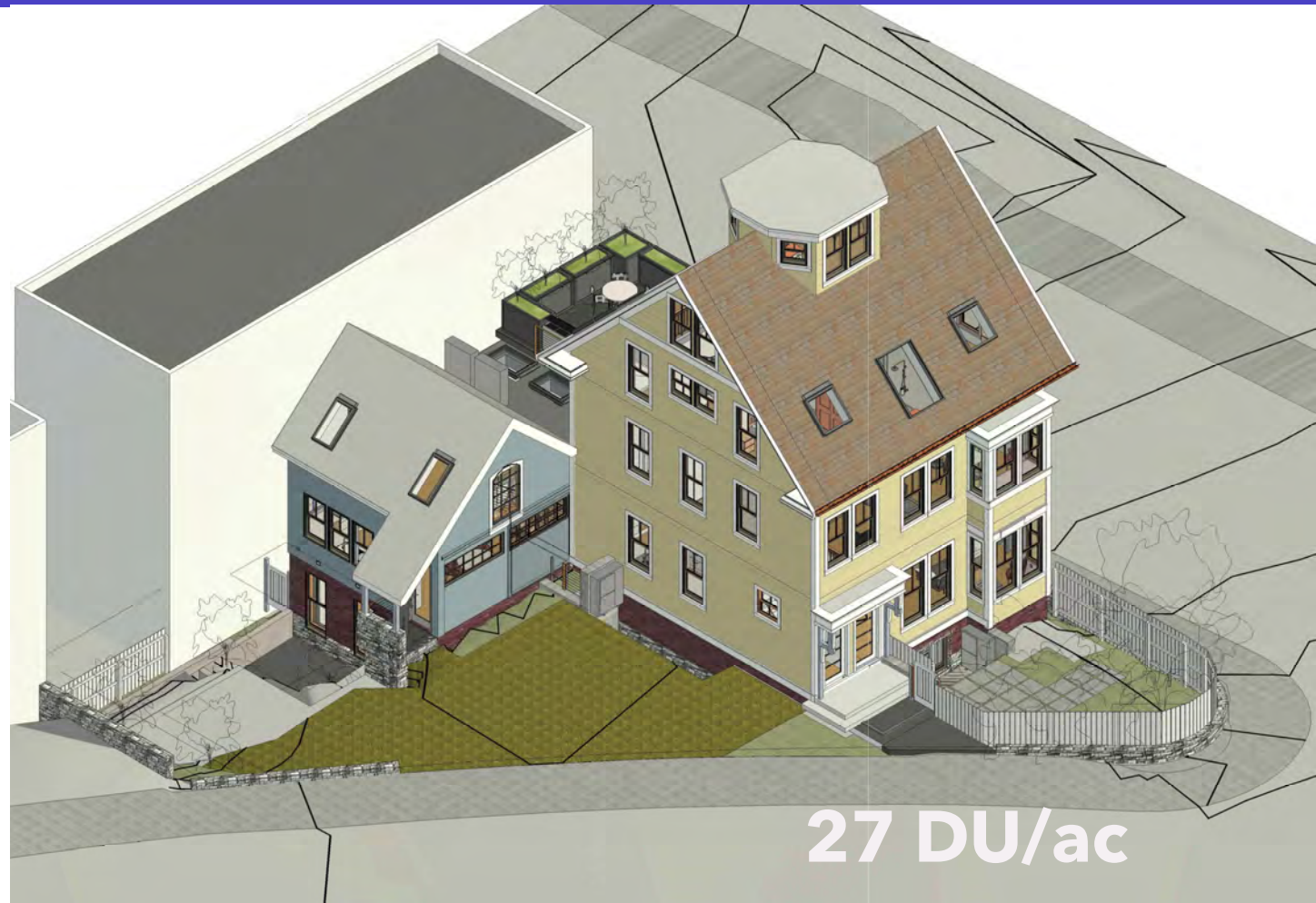
What does 15 DU/acre look like?



What does 15 DU/acre look like?

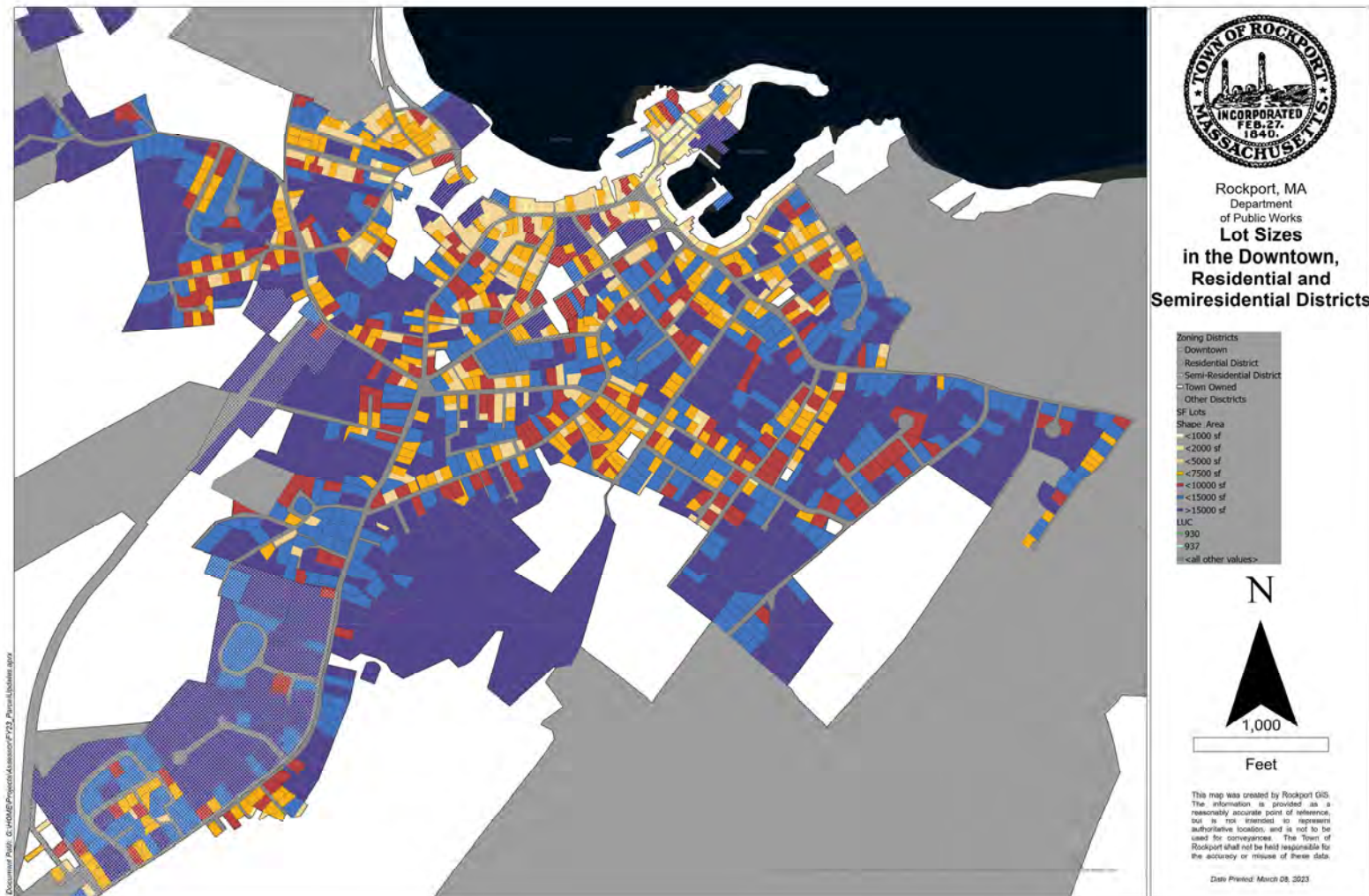


What does 15 DU/acre look like?



Lot Size

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Zoning Districts

- Downtown
- Residential District
- Semi-Residential District
- Town Owned
- Other Disctricts

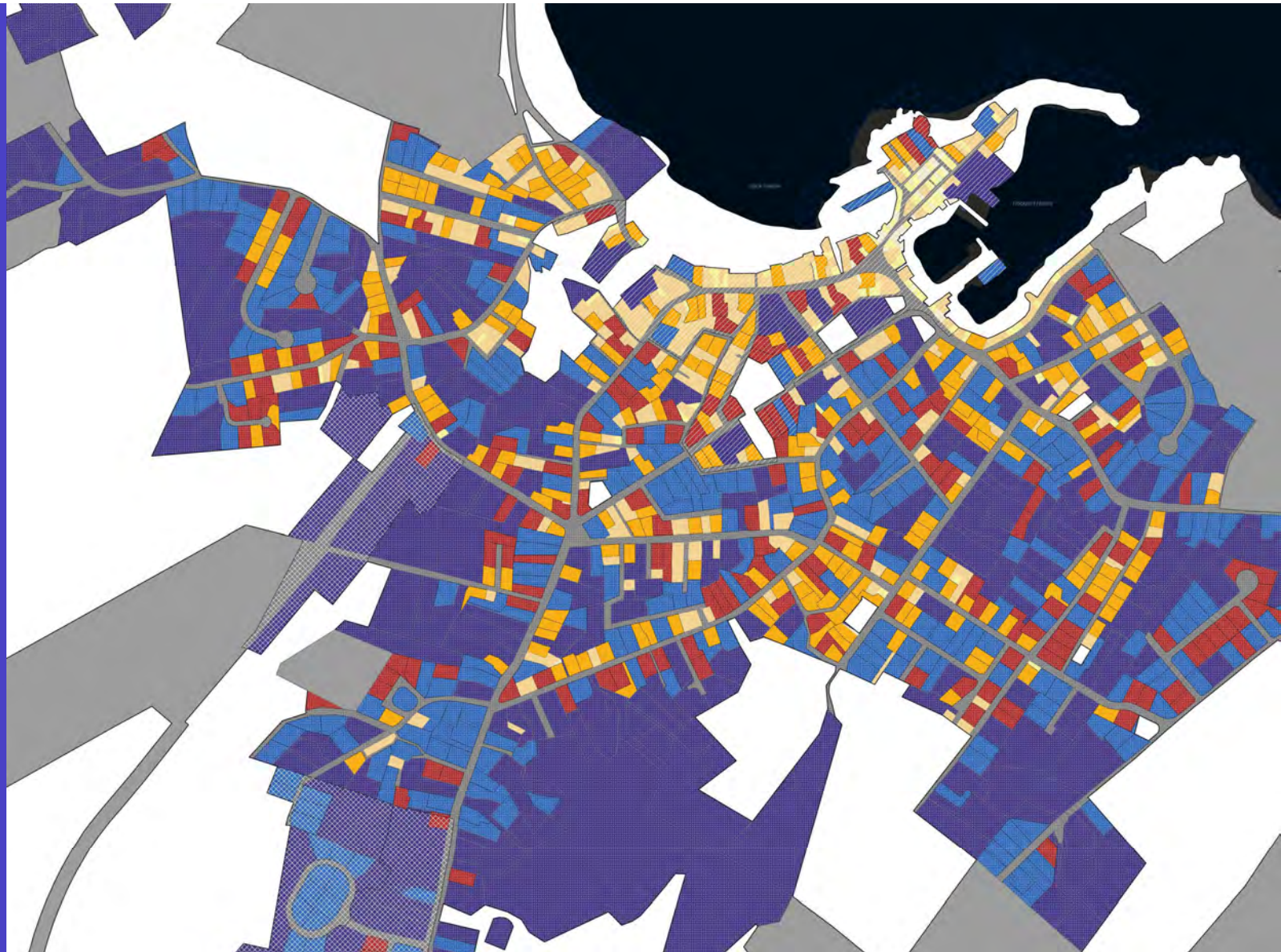
SF Lots

Shape_Area

- <1000 sf
- <2000 sf
- <5000 sf
- <7500 sf
- <10000 sf
- <15000 sf
- >15000 sf

LUC

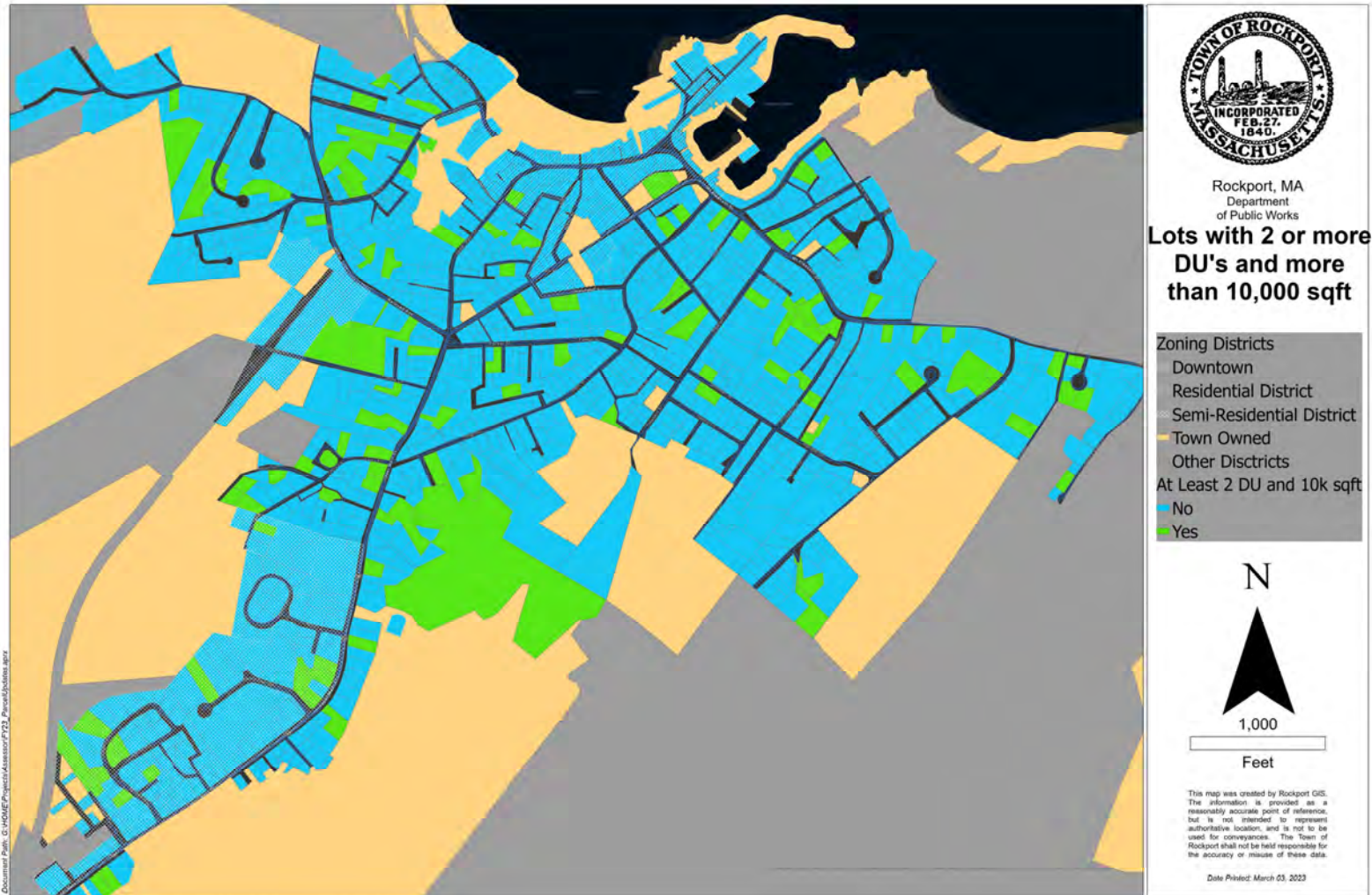
- 930
- 937
- <all other values>



Lot Size Zoom In

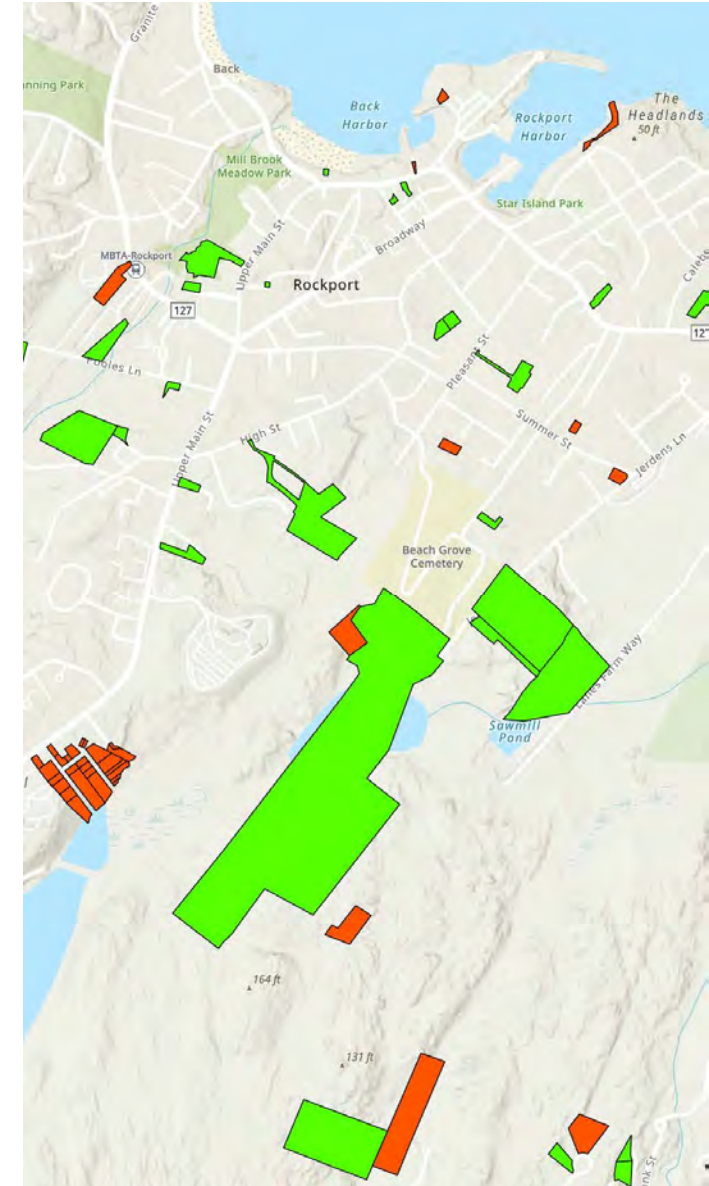
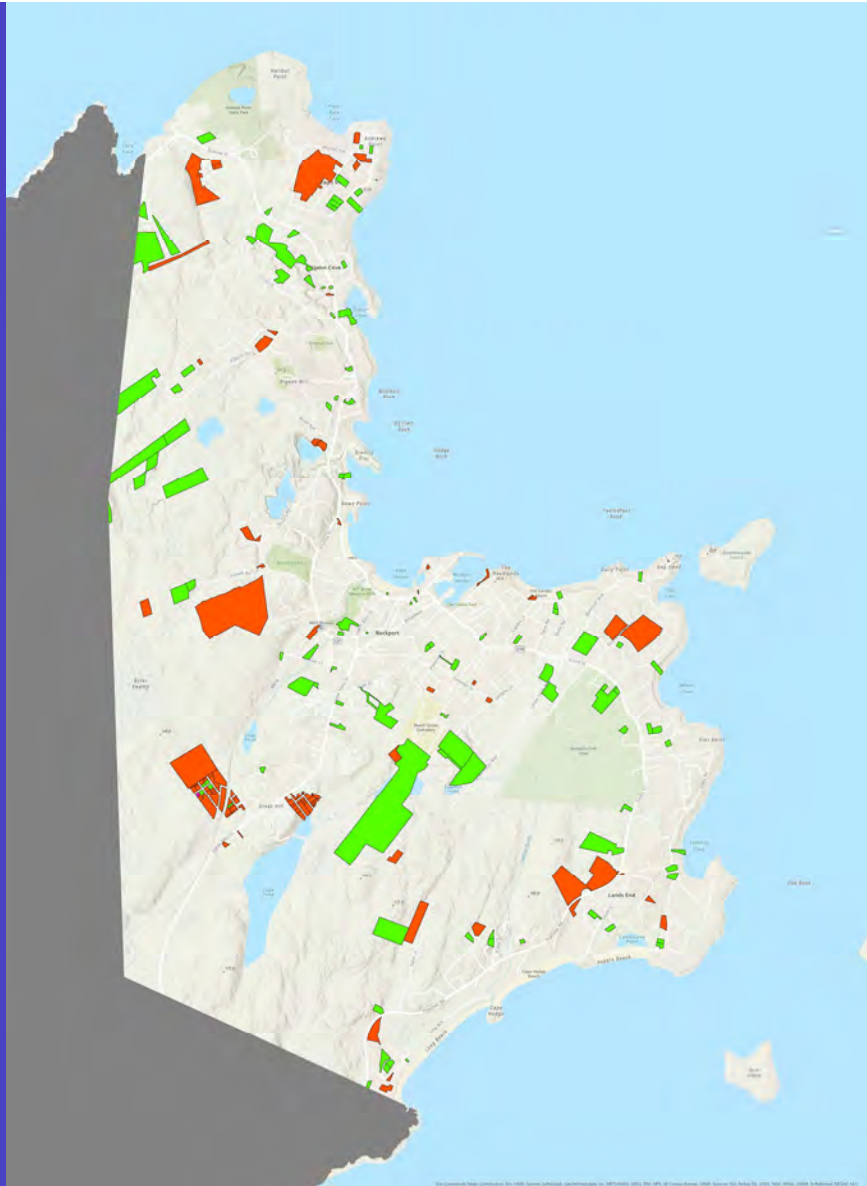
10,000sf+ Lots w/ 2+ DU's

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Undeveloped Town + Private Land

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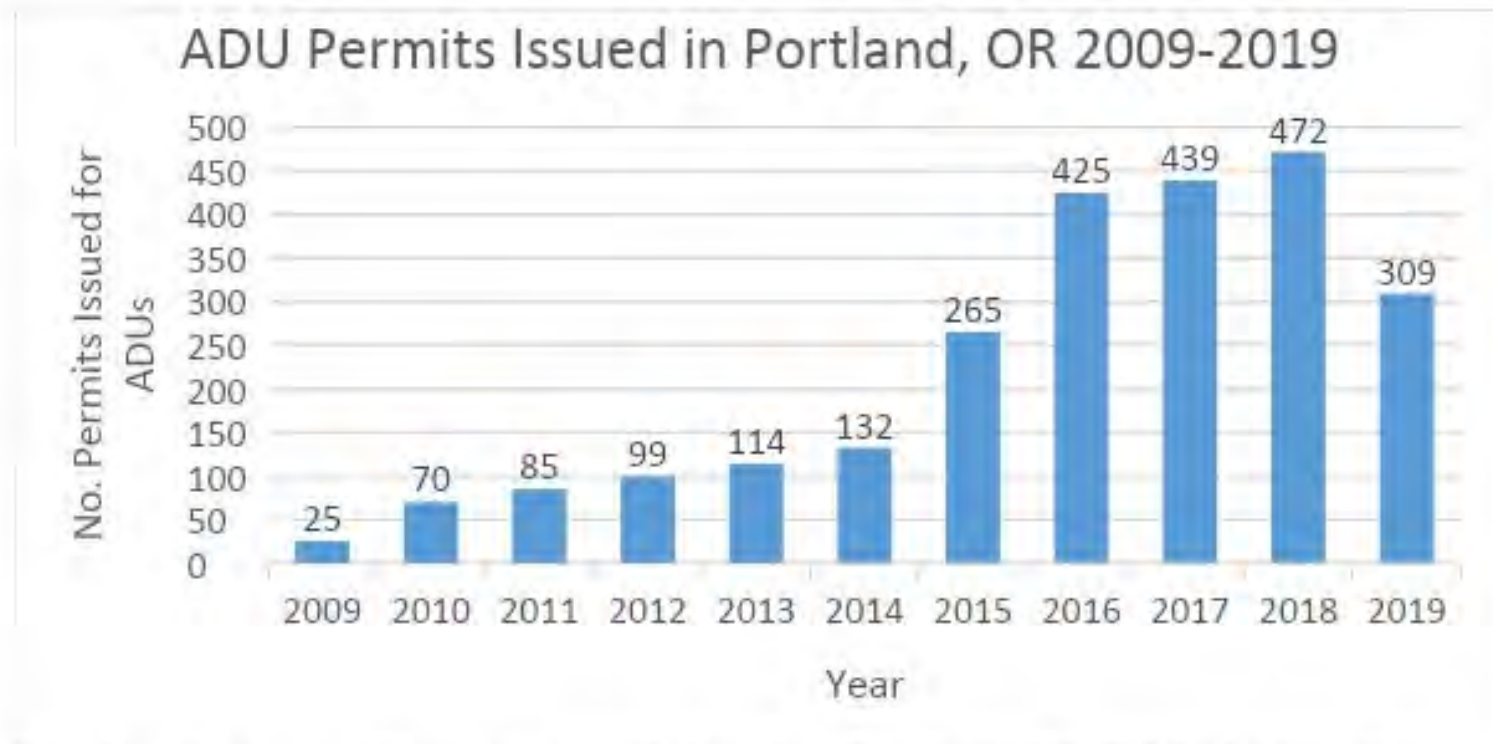
ADUs

Can Accessory Dwelling Units help us toward
Affordable Housing + MBTA Compliance?



ADUs

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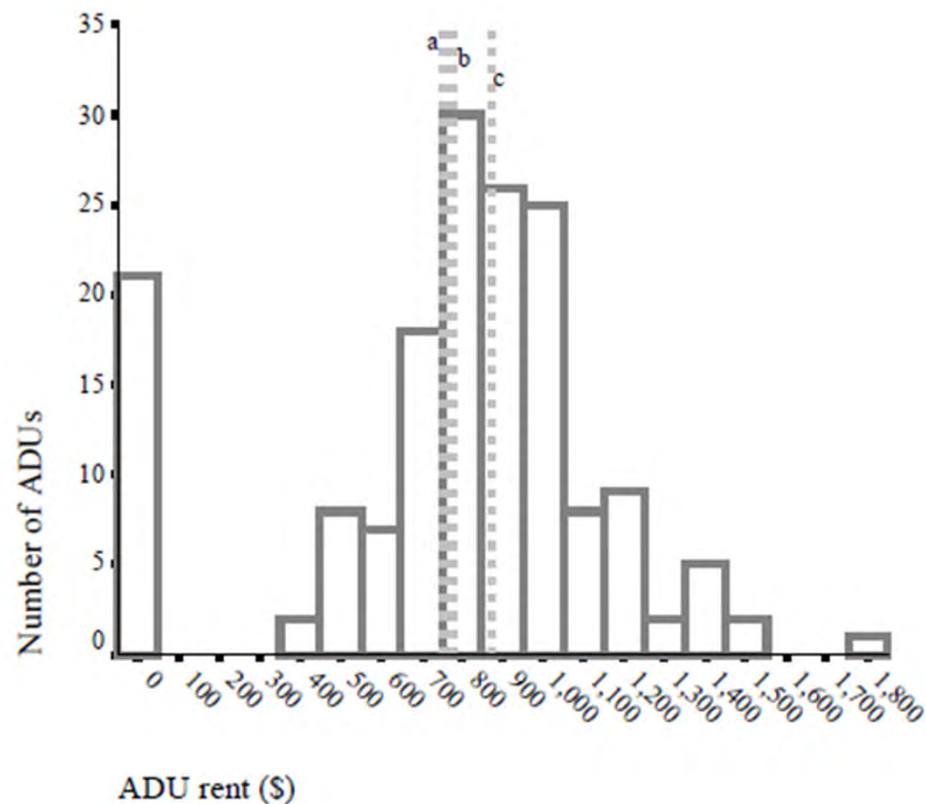


Numbers from email exchange with Ken Ray, Portland BDS Public Information Officer.

ADUs

Presentation title

Exhibit Q. Rents in Portland ADUs, summer 2013.



Notes: Histogram represents rents for all ADUs (attached and detached). Dotted lines represent (a) mean of attached ADU rents; (b) mean of estimated rents for apartments comparable to the attached ADUs (see text for method); (c) mean rent of attached Portland ADUs when zero rents are omitted.



Rockport Planning Board Open Forum

Thank you for staying involved

Zoning Public Forum 03.09.23

